



CABINET FOR ECONOMIC DEVELOPMENT

Matthew G. Bevin
Governor

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601
ThinkKentucky.com

Vivek K. Sarin
Interim Secretary

MEMORANDUM

TO: KEDFA Members

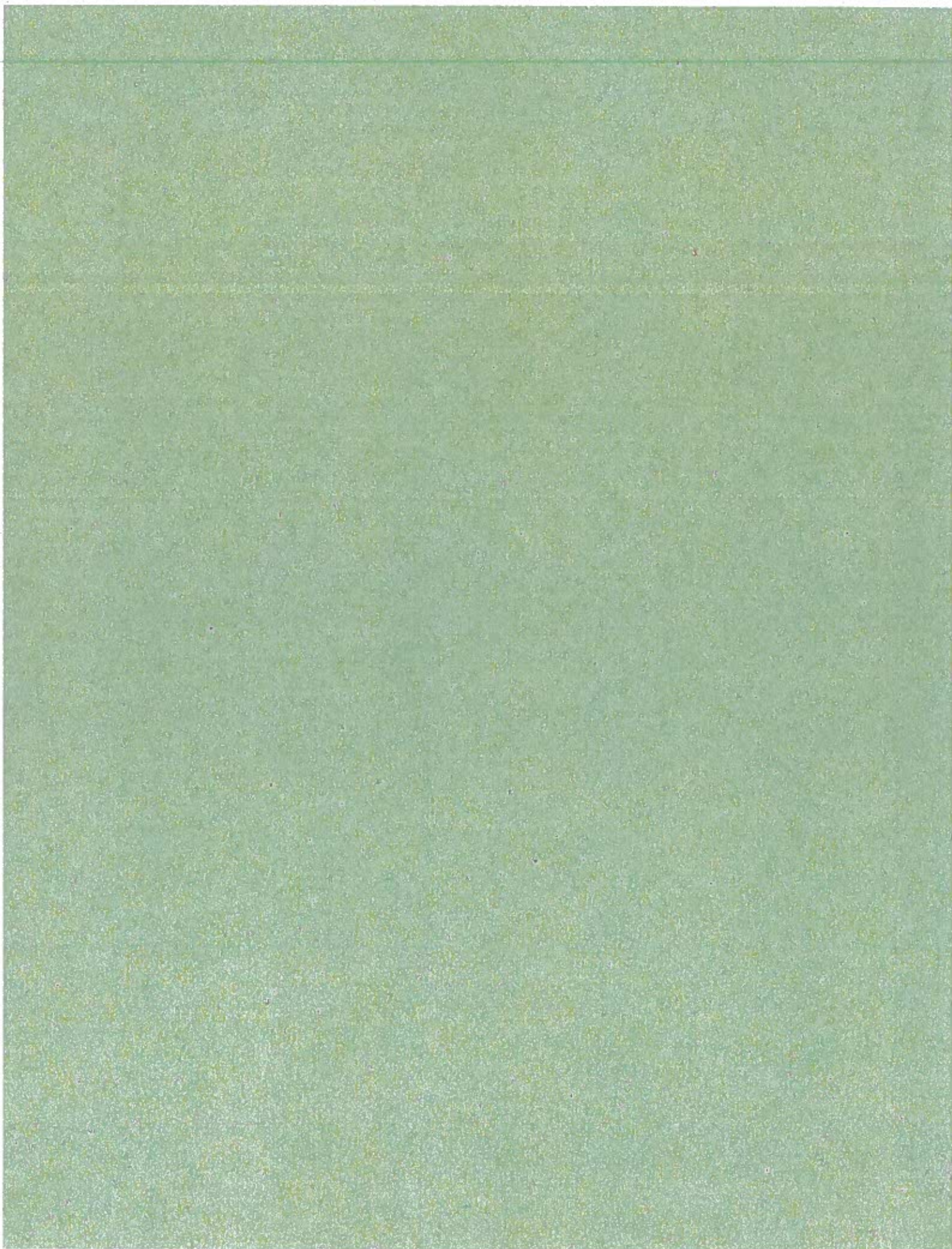
FROM: Katie Smith, Commissioner *KS*
Department for Financial Services

DATE: December 5, 2019

SUBJECT: KEDFA Board Meeting

The Kentucky Economic Development Finance Authority's next regular board meeting is scheduled for **Thursday, December 12, 2019** at the Cabinet for Economic Development, Old Capitol Annex, 300 West Broadway in Frankfort. The meeting will convene at 10:00 a.m. (EST) in the Board of Directors Conference Room.

If you have any questions, please feel free to contact our office at any time.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

Old Capitol Annex
Board of Directors Conference Room
300 West Broadway
Frankfort, Kentucky

AGENDA December 12, 2019

Call to Order

Notification of Press

Roll Call

Minutes

Minutes from October 31, 2019 Regular KEDFA Board Meeting

Reports

Approved/Undisbursed Report	Kylee Palmer
Financial Statements and Monitoring Reports	Krista Harrod

TIF Project (Final)	Kylee Palmer
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Administration Department of the City of Highland Heights, Kentucky	Campbell
Northern Kentucky University Campus Gateway	

HTP Project

Canopy Certified Inc.	Jefferson	David Brock / Kylee Palmer
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KEIA Projects (Extension)	Bobby Aldridge
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Cabot Corporation	Nelson
Heaven Hill Distilleries Inc.	Jefferson
Outdoor Venture Corporation	McCreary
Accumetric, LLC	Hardin
Amazon.com Services, Inc.	Boone
DAE-IL USA	Calloway
East Kentucky Network, LLC	Floyd
Kentucky Owl, LLC	Nelson
Performance Feeds	Warren

KEIA Projects

Bespoke Ventures and Investments, LLC	Grant	Zach Lawrence / Debbie Phillips
Kimberly-Clark Corporation	Daviess	Corky Peek / Michelle Elder
Bardstown Barrel Company, LLC	Nelson	Jim Kirk / Kate McCane

KBI Projects (Preliminary) & KEIA Projects

Bardstown Bottling Company, LLC	Nelson	Jim Kirk / Kate McCane
Bardstown Bottling Company, LLC	Nelson	
ISCO Industries, Inc.	Jefferson	Jim Kirk / Kate McCane
ISCO Industries, Inc.	Jefferson	
American Freedom Distillery, LLC	Pulaski	Zach Lawrence / Kate McCane
American Freedom Distillery, LLC	Pulaski	
Fresh Bourbon Inc. dba Edwards Spirit Company	Fayette	Andy Luttner / Kate McCane
Fresh Bourbon Inc. dba Edwards Spirit Company	Fayette	
LeanCor, LLC	Boone	Brittany Cox / Debbie Phillips
LeanCor, LLC	Boone	

KBI Projects (Preliminary)

SolarEdge Technologies Inc.	Fayette	Brittany Cox / Debbie Phillips
WABCO USA LLC	Boone	Brittany Cox / Debbie Phillips
Android Industries - Bowling Green, L.L.C.	Warren	Andy Luttner / Debbie Phillips
Packaging Technology Group, Inc.	Jefferson	Annie Franklin / Michelle Elder
Heritage Millworks, LLC dba Powell Valley Millwork	Montgomery	Jason Neal / Michelle Elder
DDS Glass Doors, L.L.C.	Todd	Corky Peek / Michelle Elder
Axon Connected LLC	Warren	Corky Peek / Michelle Elder
Southern Star Central Gas Pipeline, Inc.	Daviess	Corky Peek / Michelle Elder
Boxvana LLC	Martin	Zach Lawrence / Kate McCane

KBI Projects (Extension)

Michelle Elder

Fritz Winter North America LP	Simpson
Hema Biologics	Jefferson
Homecare Products, Inc. dba EZ Access	Union
Kentucky Green Harvest LLC	Lincoln
MobileMedTek Holding, Inc.	Jefferson
Nishida Art Specialty Composite America Inc.	Franklin
NX Development Corp.	Fayette
Performance Feeds, LLC	Warren
Precision Tooling Products, LLC	Graves
Resolve Packaging, LLC	Boone
Sonic Electronix, Inc.	Jefferson

KBI Projects (Final)

Debbie Phillips

Mubea Tailor Rolled Blanks, LLC	Boone
Tru-Tone Finishing Inc.	Fayette

KEDFA Loan (Modification)

Kylee Palmer

GPEDC, Inc. (Greater Paducah Economic Development Council)	McCracken
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IEIA Project (Extension)

Kylee Palmer

Delta Natural Gas Company, Inc.	Madison
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KSBTCTim Back

Amaroo Farm, LLC	Fayette
A Professional Tree Service, Inc.	Fayette
Automated Living LLC	Jefferson
Babcon Inc.	Madison
Blacksmith Iron Works II LLC	Jefferson
Bluegrass Bean Counter, PLLC	Scott
BMI Pallets, LLC	Marshall
Brett Construction Co.	Fayette
Broker House Lending, LLC	Jefferson
C2 Strategic Communications LLC	Jefferson
Clarkland Farm, LLC	Fayette
Copes and Lenihan Dental Care, P.S.C.	Pendleton
D and D Electric Company	Jessamine
Diversified Metals LLC	Jefferson
Elkins Waste Services, Inc.	Greenup
Emma Justine Salon Ltd. Co.	Jefferson
Epiphany Foam Insulation, LLC	Woodford
Equine Medical Associates, P.S.C.	Fayette
Foley Machinery Movers & Riggers, LLC	Bourbon
Hensley & Throneberry, PLLC	Warren
Hinkle Environmental Services, LLC	Bourbon
Hinkle Holding Company, LLC	Bourbon
Innovative Access Solutions, LLC	Grayson
Integrated Engineering, PLLC	Fayette
IT Supply Solutions LLC	Kenton
J.C. Services, LLC	Jefferson
Janson Communications, LLC	Boyd
JRA, Inc.	Fayette
JR Buck Industries, LLC	Fayette
Kentucky Machinery Company, LLC	Madison
Kentucky Skin Cancer Center, PLLC	Warren
Kertis Creative, LLC	Jefferson
Kinemetrix Industrial Design, Inc.	Fayette
Kinthead & Stilz, PLLC	Fayette
Laswell Electric Company, Inc.	Jefferson
Lexington Behavioral Medicine, PLLC	Fayette
Liberty Ranch Rehabilitation Center, LLC	Casey
Marrillia Interests, LLC	Fayette
Mc Afee Mowing and Landscaping, Inc.	Boyle
McDaniel Financial Services, PLLC	Boyle
Middleground Management, LP	Fayette
Midsouth Rentals, LLC	Daviess
Mindsight, PLLC	Pulaski

Northern Kentucky Home Health Care, LLC
On Time Finance, LLC
Orb Technologies, LLC
OrthoSource, LLC
Ron Dennis Lumber and Post, LLC
Site-Safe Products, LLC
Solid Rock Excavating, LLC
Tates Creek Dental, PSC
Technical Horizons, PLLC
Tellennium, Inc.
The Kentucky Life, Inc
Thermal Equipment Sales, Inc.
Traughber Mechanical Services, Inc.
Tri Five, LLC
Versailles Independent Pharmacy Inc
Western Crane Service, Inc.
Wiley Electrical Contractor, LLC
Winner's Circle Painting, LLC

Kenton
Jefferson
Fayette
Fayette
Woodford
Grayson
Boone
Fayette
Fayette
Bullitt
Fayette
Fayette
Simpson
Fayette
Woodford
Warren
Lincoln
Jessamine

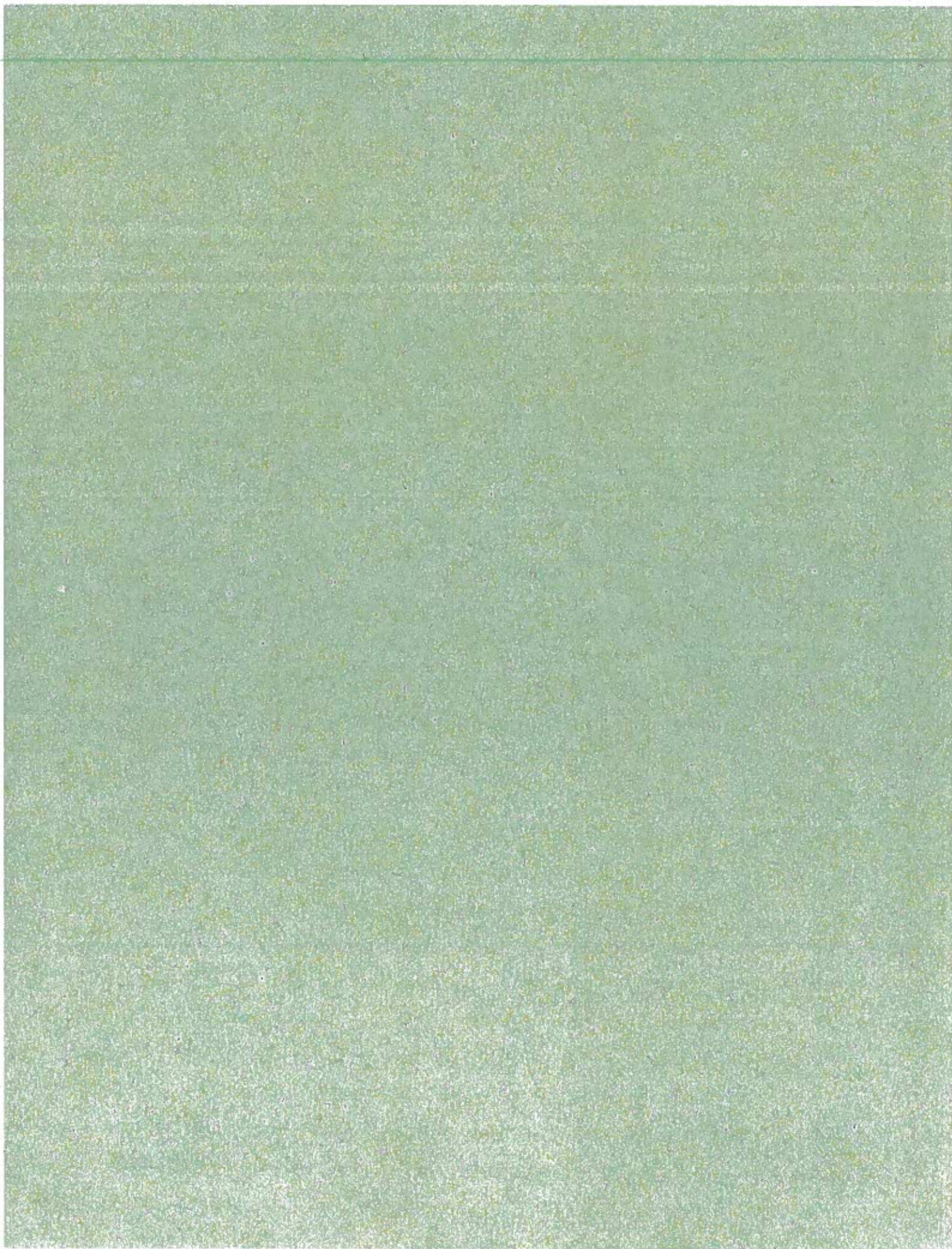
Other Business

Closed Session

2020 KEDFA Board Meeting Dates

Katie Smith

Adjournment



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

BOARD MEETING

October 31, 2019

MINUTES

Call to Order

The Kentucky Economic Development Finance Authority (KEDFA) convened at 10:02 a.m. EDT on October 31, 2019, at the Cabinet for Economic Development, Old Capitol Annex, Board of Directors Conference Room, 300 West Broadway in Frankfort, Kentucky.

Notification of Press

Jean R. Hale, Chairman, received verification that the media had been notified of the KEDFA regular monthly board meeting.

Roll Call

Members Present: Jean R. Hale, J. Don Goodin, Secretary William M. Landrum, III, Tucker Ballinger, Chad Miller and Mike Cowles

Staff Present: Bobby Aldridge, Tim Back, Elizabeth Bishop, Jessica Burke, Beka Burton, Sarah Butler, Martin David-Jacobs, Rachael Dever, Danielle Dunmire, Michelle Elder, Annie Franklin, Jim Kirk, Brandon Mattingly, Kate McCane, Jason Neal, Mason Northcutt, Kylee Palmer, Corky Peek, Debbie Phillips, Jason Rainey, Vivek Sarin, Kristina Slattery, Katie Smith, Teresa Spreitzer and Beth Sturm

Others Present: Michael Kalinyak, Hurt, Deckard & May; Mike Herrington, Stites & Harbison; Jamie Brodsky, Stoll Keenon Ogden; Tom Myhal, Centrality Business Technologies; Casey Bolton, Commonwealth Economics; Casey Dunn, Denham Blythe; Jeff Hodges, Gray Construction; Shane Gabbard, Jackson County Fiscal Court; Mike Kopp, Kentuckiana Curb Company, Inc.; Billy Aldridge, Kentucky Finance & Administration Cabinet, Office of Financial Management; Kevin Atkins, Lexington-Fayette Urban County Government; Alex Mercer, Louisville Forward; Sierra Enlow and Ben Worrell, McGuire Sponsel; Pete Laney, Ohio Valley Aluminum Company, LLC; Matt Zoellner, Scott, Murphy & Daniel; and Bruce Simpson, Stoll Keenon Ogden

Approval of Minutes

Chairman Hale entertained a motion to approve the minutes from the September 26, 2019 regular KEDFA board meeting and executive session.

Chad Miller moved to approve the minutes, as presented; Tucker Ballinger seconded the motion. Motion passed; unanimous.

Approved/Undisbursed Report

Chairman Hale called on Kylee Palmer to review the approved/undisbursed report. After review, the Authority accepted the report as presented.

Financial Statements and Monitoring Reports

Chairman Hale called on Katie Smith to review the financial statements and monitoring reports. After review, the Authority accepted the statements and reports as presented.

Tax Increment Financing (TIF) Projects (Final)

Chairman Hale called on Ms. Palmer to present the TIF projects for final approval to the Authority.

Department of Finance of LFUCG Lexington Center Project Fayette County

Kylee Palmer

Ms. Palmer stated Lexington Center Project is a Signature TIF project. The development is expected to include 152,530 total sq. ft. for exhibit, ballroom and meeting room event space for the Convention Center, 443,605 total sq. ft. of support and non-convention center space (Rupp Arena, hotel, central plant, BOH, mechanical mezzanine, clubs, etc.), 70,000 sq. ft. of retail and restaurant space, 160 hotel rooms, 10 screen movie theatre, 16 lane bowling alley, portion of Town Branch Commons Park and structured parking, and public infrastructure improvements. The construction is estimated to take place over the next two (2) years.

The project was reviewed by an independent consultant and determined to create a net new positive impact for the Commonwealth. The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and have certified the report and the findings with their statutorily-required Certification of Net Positive Impact to the Commonwealth. The applicant has also reviewed the report and agrees with the findings and the amount eligible for recovery.

The applicant, Department of Finance of LFUCG, requested approval of the Lexington Center Project Signature TIF project. The total estimated cost of the project is \$679.2 million of which approximately \$337 million is estimated for infrastructure. The applicant is eligible to recover a negotiated tax incentive amount up to \$41,000,000 for public infrastructure and financing costs through a 40% recovery on withholding, sales and real estate property taxes. Only amounts deemed as public infrastructure that occur within the state footprint are eligible for recovery through increments. No state taxes shall be eligible for recovery until the minimum capital investment of \$200,000,000 has been verified as being invested in the development area.

Total cumulative investment of \$395,477,243, excluding financing costs, must be achieved to be eligible for the maximum total incentive of \$41,000,000. The actual project completion percentage of the investment will be applied annually to the total incentive approved of \$41,000,000 to determine the maximum total incentive available/earned for the project during the term of the agreement.

Eligible approved costs for the project will be limited to the cost and financing of the public parking garage.

Staff recommended final approval of the negotiated tax incentive amount of up to \$41,000,000.

Ms. Palmer introduced Kevin Atkins and Casey Bolton and invited them to address the board regarding the project.

After discussion, Don Goodin moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

**Department of Finance of LFUCG
Fountains at Palomar
Fayette County**

Kylee Palmer

Ms. Palmer stated Fountains at Palomar is a Real Property Ad Valorem Tax Revenues TIF project. The development is expected to include 74,000 sq. ft. hotel (125 rooms), 33,750 sq. ft. restaurant space, 12,750 sq. ft. retail space, 13,575 sq. ft. office space and public infrastructure improvements. The construction is expected to begin in late 2019 with anticipated completion in early 2021.

The applicant, Department of Finance of LFUCG, requested approval of the Fountains at Palomar Real Property Ad Valorem Tax Revenues TIF project. The total estimated cost of the project is \$46.8 million, excluding financing of which approximately \$15.9 million is estimated for infrastructure. The applicant is eligible to recover a negotiated tax incentive amount up to \$634,000 for public infrastructure through a 90% recovery on real estate property taxes. Only amounts deemed as public infrastructure that occur within the state footprint are eligible for recovery through increments. No state taxes shall be eligible for recovery until the minimum capital investment of \$10,000,000 has been verified as being invested in the development area.

Total cumulative investment of \$46,877,436, excluding financing costs, must be achieved to be eligible for the maximum total incentive of \$634,000. The actual project completion percentage of the investment will be applied annually to the total incentive approved of \$634,000 to determine the maximum total incentive available/earned for the project during the term of the agreement.

Eligible approved costs for the project will be limited to the cost of sewer improvements.

Staff recommended final approval of the negotiated tax incentive amount of up to \$634,000.

Ms. Palmer introduced Mr. Atkins, Mr. Bolton and Bruce Simpson and invited them to address the board regarding the project.

After discussion, Mr. Miller moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

Kentucky Business Investment (KBI) and Kentucky Enterprise Initiative Act (KEIA) Project (Modification)

Chairman Hale called on Debbie Phillips to present KBI and KEIA project modifications to the Authority.

**Amazon.com Services, Inc.
Boone County**

Ms. Phillips stated in 2017, Amazon Fulfillment Services, Inc. received approval for a service & technology project in Hebron, Boone County under the KBI and KEIA programs. Subsequent to approval, but prior to the execution of the Agreements, the company changed its name to Amazon.com Services, Inc. All other aspects of the projects remain the same.

Staff recommended approval of the KBI and KEIA modification requests.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

Kentucky Industrial Development Act (KIDA) Project (Amendment)

Chairman Hale called on Rachael Dever to present a KIDA project amendment to the Authority.

Precision Metal Works, Inc.

Franklin County

Ms. Dever stated due to purchase, Artiflex Manufacturing, LLC is requesting a Second Amended and Restated Tax Incentive Agreement for an assignment of the KIDA project to reflect Precision Metal Works, Inc. retroactively to April 26, 2019. All other aspects of the agreement remain the same.

Staff recommended approval of the KIDA amendment request.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed. Chairman Hale abstained.

KBI Project (Amendment)

Chairman Hale called on Mr. Aldridge to present a KBI project amendment to the Authority.

Trissential, LLC

Fayette County

Mr. Aldridge stated SQS North America, LLC is a niche consulting firm that specializes in software testing for Fortune 500 companies. The company operates a software testing center in Lexington. From January 2017 through May 2019, the company participated in a co-employment agreement with ADP TotalSource, Inc., a professional employer organization, for management of payroll and benefits. Following the termination of the ADP agreement and in connection with other corporate restructuring, the company transferred the project employees to a sister subsidiary, Trissential, LLC, and to the parent company, SQS USA, Inc. Trissential, LLC will be the approved company in connection with the project, and SQS USA, Inc. will be an approved affiliate. This Amended and Restated Tax Incentive Agreement recognizes the co-employment relationship with ADP and assigns the project to Trissential, LLC with SQS USA, LLC as the approved affiliate. All other aspects of the project remain the same.

Staff recommended approval of the KBI amendment request.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Wiley Edu, LLC

Jefferson County

Mr. Aldridge stated on June 28, 2012, KEDFA granted final approval to The Learning House, Incorporated d/b/a The Learning House, Inc., to assist with the relocation and expansion of its headquarters in Louisville.

Following execution of the KBI Tax Incentive Agreement, it was determined that the project was located in the Central Downtown Revitalization District Development Area (the "Original Downtown Development Area TIF Project"). Accordingly, the agreement was amended to acknowledge that the local occupational license fees were pledged to the TIF Project, and in the event the TIF Project activated, the company would be ineligible to claim local wage assessments in connection with the KBI project. Subsequently, in 2015, the boundary and legal description of the Original Downtown Development Area TIF Project was amended so that the KBI project site is no longer within the TIF boundaries.

Effective April 30, 2019, The Learning House was acquired by John Wiley & Sons, Inc. and merged with and into its wholly owned subsidiary, Wiley Edu, LLC. In connection with this acquisition, the company has requested that Wiley Edu, LLC be deemed the approved company with respect to the project and John Wiley & Sons, Inc. be designated as an approved affiliate.

This Amended and Restated Agreement recognizes that the project site is no longer within the boundary of the Original Downtown Development Area TIF Project, and assigns the project to Wiley Edu, LLC as the approved company and John Wiley & Sons, Inc. as the approved affiliate. All other aspects of the project remain the same.

Staff recommended approval of the KBI amendment request.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

KEIA Projects (Extension)

Chairman Hale called on Mr. Aldridge to present the KEIA extension requests to the Authority.

Mr. Aldridge stated 9 companies requested additional time to complete the projects. Mr. Aldridge asked that all 9 be presented as one motion.

Company	County	Extension
Four Roses Distillery, LLC	Anderson	3 Month
Pizza Wholesale of Lexington, Inc.	Bourbon	3 Month
Alltech, Inc.	Jessamine	6 Month
Buffalo Trace Distillery, Inc.	Franklin	12 Month
Infiltrator Water Technologies, LLC	Clark	12 Month
Kentucky Industrial Hemp, LLC dba Ecofibre Kentucky	Scott	12 Month
Pinkerton Tobacco Co. LP	Daviess	12 Month
Southern Recycling, LLC	Warren	12 Month
Summitt Polymers, Inc.	Hardin	12 Month

Staff recommended approval of the KEIA extension requests.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

KEIA Projects

Chairman Hale called on staff to present the KEIA projects to the Authority.

Kentucky Downs, LLC Simpson County

**Corky Peek
Michelle Elder**

Corky Peek stated Kentucky Downs, LLC is a thoroughbred racetrack, historical gaming, restaurant and live music venue in Franklin. The company is considering adding square footage to its existing facility, purchasing games, expanding its food and beverage amenities and adding an outside, live entertainment venue.

Michelle Elder stated the project investment is \$36,359,225 of which \$13,238,113 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$200,000 for construction materials and building fixtures.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

**Campari America LLC
Anderson County**

**Annie Franklin
Michelle Elder**

Annie Franklin stated Campari America LLC is one of the largest spirits company in the United States, producing more than 20 brands, including award-winning vodkas, whiskies, rums, gins, cordials, liqueurs and cachaças. The company has seen an increase in the global demand for its products and has completed new expansion projects over the last few years. In order to house the growing production for the critical aging process, the company is considering constructing a new pallet barrel warehouse with space for storage of 46,000 barrels.

Ms. Elder stated the project investment is \$2,264,530 of which \$968,041 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$50,000 for construction materials and building fixtures.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

**Rick and Still, LLC
Woodford County**

**Annie Franklin
Michelle Elder**

Ms. Franklin stated Rick and Still, LLC (dba The Rickhouse Hotel and Still), a start-up, is considering the purchase and renovation of a facility in Versailles. This building will be renovated into a boutique hotel with an operating bourbon distillery that will service bluegrass and bourbon trail tourism in the area.

Ms. Elder stated the project investment is \$5,250,000 of which \$1,580,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$80,000 for construction materials and building fixtures.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

**Ohio Valley Aluminum Company, LLC
Shelby County**

**Jim Kirk
Kate McCane**

Jim Kirk stated Ohio Valley Aluminum Company, LLC is a manufacturer of aluminum billet (logs) for the aluminum extrusion industry. The company has increased its production and volume and is considering an expansion to reconfigure the truck traffic as well as adding fencing, a new receiving building and a new scale.

Mr. Kirk introduced Pete Laney and invited him to address the board regarding the project.

Kate McCane stated the project investment is \$1,171,800 of which \$358,326 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$20,000 for construction materials and building fixtures.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

**Hyster-Yale Group, Inc.
Madison County**

**Jim Kirk
Debbie Phillips**

Mr. Kirk stated Hyster-Yale Group, Inc. designs, engineers, manufactures, sells and services a comprehensive line of lift trucks and aftermarket parts marketed globally. The company is considering an expansion to its current facility in Berea to meet growing demands.

Ms. Phillips stated the project investment is \$25,730,600 of which \$10,000,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$600,000 for construction materials and building fixtures.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

KBI (Preliminary) and KEIA Projects

Chairman Hale called on staff to present the KBI preliminary and KEIA projects to the Authority.

**Post Glover Lifelink Inc.
Boone County**

**Elizabeth Bishop
Debbie Phillips**

Elizabeth Bishop stated Post Glover Lifelink Inc. has been a leading manufacturer of Isolated Power products for more than 60 years. The company also manufactures Surface Metal Raceway systems designed for the containment and connection of power, data and lab gas services. The proposed project would include an expansion of its existing location in Erlanger to support growing product demands.

Ms. Phillips stated the project investment is \$3,915,000 of which \$2,995,000 qualifies as KBI eligible costs and \$802,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 15 with an average hourly wage of \$18.00 including benefits. The state wage assessment participation is 1.50% and Boone County will participate at 0.40%. The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$150,000 and the KEIA approved recovery amount of \$37,500 for construction materials and building fixtures.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

**Post Glover Resistors Inc.
Boone County**

**Elizabeth Bishop
Debbie Phillips**

Ms. Bishop stated Post Glover Resistors Inc. is the largest power resistor manufacturer in the United States. The company expanded its product offerings to include supplying fans for the subway and locomotive markets. The project would include an expansion to its existing facility in Erlanger to meet growing demands.

Ms. Phillips stated the project investment is \$4,625,000 of which \$3,575,000 qualifies as KBI eligible costs and \$1,600,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 15 with an average hourly wage of \$19.00 including benefits. The state wage assessment participation is 1.50% and Boone County will participate at 0.40%. The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$90,000 and the KEIA approved recovery amount of \$90,000 for construction materials and building fixtures.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Senture, LLC
Jackson County

Beka Burton
Debbie Phillips

Beka Burton introduced Jackson County Judge Executive Shane Gabbard on behalf of the project.

Ms. Burton stated Senture, LLC is a premier domestic contact center solution to serve clients in private industry and government sectors. The company provides inbound and outbound contact center services, mailroom and back-office support services, database design and development, data conversion and data imaging solutions. The proposed project would include the expansion of its existing facility in Annville to accommodate growing demands.

Ms. Phillips stated the project investment is \$1,728,802 of which \$1,296,202 qualifies as KBI eligible costs and \$431,008 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 46 with an average hourly wage of \$14.30 including benefits. The state wage assessment participation is 5.00%. The company will be required to maintain a base employment equal to the greater of the number of full-time, Kentucky resident employees as of the date of preliminary approval or 89 full-time, Kentucky resident employees (the base employment number required by previous KBI project #20649). The company will be required to maintain 95% of the total statewide full-time, Kentucky resident employees at all company locations, excluding the site of the project, as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$500,000 and the KEIA approved recovery amount of \$25,000 for R&D, electronic processing and/or flight simulation equipment.

Chairman Hale invited Judge Gabbard to address the board regarding the project.

Mr. Ballinger moved to approve the staff recommendation, as presented; Secretary William M. Landrum, III seconded the motion. Motion passed; unanimous.

Kentuckiana Curb Company, Inc.
Jefferson County

Martin David-Jacobs
Kate McCane

Martin David-Jacobs stated Kentuckiana Curb Company, Inc. opened in October 1979 and has since established world class HVAC manufacturing facilities. The company is considering constructing a new facility to increase production capabilities to meet market demands.

Mr. David-Jacobs introduced Mike Kopp and invited him to address the board regarding the project.

Ms. McCane stated the project investment is \$50,000,000 of which \$28,000,000 qualifies as KBI eligible costs and \$16,534,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 400 with an average hourly wage of \$29.00 including benefits. The state wage assessment participation is 3.00% and Louisville/Jefferson County Metro Government will participate at 1.00%. The company will be required to maintain a base employment equal to the greater of the number of full-time, Kentucky resident employees as of the date of preliminary approval or 423 full-time, Kentucky resident employees (the base employment number required by previous KBI project #21847). The project will include multiple locations within Louisville/Jefferson County. Only investment costs incurred at 2706 Blakenbaker Road will be considered toward calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$6,500,000 and the KEIA approved recovery amount of \$500,000 for construction materials and building fixtures.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

KBI Projects (Preliminary)

Chairman Hale called on staff to present the KBI preliminary projects to the Authority.

Metal Workz L.L.C. Clinton County

**Jason Neal
Michelle Elder**

Jason Neal stated Metal Workz L.L.C. is a steel fabrication shop with CNC capabilities which provides high volume orders to its customers. The company is considering a location in Clinton County for its new manufacturing facility.

Ms. Elder stated the project investment is \$1,500,000, all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 40 with an average hourly wage of \$22.00 including benefits. The state wage assessment participation is 5.00%.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$500,000.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

TPG Plastics LLC Calloway County

**Corky Peek
Michelle Elder**

Mr. Peek stated TPG Plastics LLC is a designer and manufacturer of engineered plastics and blow-molded products specializing in large drop blow molded parts and fuel management solutions. The company is considering purchasing a building in Murray for a new manufacturing location.

Ms. Elder stated the project investment is \$14,331,000 of which \$7,900,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 75 with an average hourly wage of \$27.00 including benefits. The state wage assessment participation is 3.00% and Murray Calloway Economic Development Corporation will participate by providing 15.7 acres of land valued at approximately \$500,000.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$1,000,000.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

KBI Projects (Extension)

Chairman Hale called on Ms. Elder to present the KBI extension requests to the Authority.

Ms. Elder stated 3 companies requested additional time to complete the projects. Ms. Elder asked that all 3 be presented as one motion.

Company	County	Extension
Kentucky Microfoodery, LLC	Rockcastle	12 Month
Pond River Enterprises, LLC	Muhlenberg	12 Month
Studio Calico, LLC	Warren	12 Month

Staff recommended approval of the KBI extension requests.

Mr. Miller moved to approve the staff recommendation, as presented; Secretary Landrum seconded the motion. Motion passed; unanimous.

KBI Projects (Final)

Chairman Hale called on Ms. Phillips to present the KBI final projects to the Authority.

Ms. Phillips stated 7 companies requested KBI final approval, 3 of which have modifications since preliminary approval. Ms. Phillips asked that all 7 be presented as one motion.

No Modifications:

Project Name	County	Type Project
American Howa Kentucky, Inc.	Woodford	Manufacturing
Anderson Hardwood Pellets, LLC	Jefferson	Manufacturing
KMG Fabrication, Inc.	Bullitt	Manufacturing
Ring Container Technologies, LLC	Jefferson	Manufacturing

Modifications:

Apriss Inc. Jefferson Service & Technology
The project will include multiple locations in Jefferson County. All other aspects of the project remain the same.

Bemis Packaging, Inc. Shelby Manufacturing
The company name changed from Bemis Packaging, LLC to Bemis Packaging, Inc. All other aspects of the project remain the same.

Borderless Distribution LLC Boone Service & Technology
The company name changed from iServe Products Inc. to Borderless Distribution LLC. All other aspects of the project remain the same.

Staff recommended final approval of the KBI resolutions, tax incentive agreements and the authorization to execute and deliver the documents.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed, unanimous.

Kentucky Small Business Tax Credit (KSBTC) Projects

Chairman Hale called on Tim Back to present the KSBTC projects to the Authority.

Mr. Back stated there are 15 Kentucky small businesses, from 5 counties with qualifying tax credits of \$104,100. The 15 businesses created 30 jobs and invested \$357,538 in qualifying equipment and/or technology.

Mr. Back requested the following tax credits be presented as one motion:

Qualified Small Business	County	Beg. Emp.	Elig. Pos.	Average Hourly Wage	Qualifying Equipment or Technology	Tax Credit
ACCO, Inc.	Jefferson	15	2	\$ 36.16	\$ 30,049	\$ 7,000
Action Landscape, Inc.	Jefferson	24	1	\$ 17.25	\$ 38,000	\$ 3,500
Angela Costa, L.L.C.	Fayette	1	1	\$ 14.35	\$ 24,209	\$ 3,500
Blue Frame Technology LLC	Fayette	7	1	\$ 26.44	\$ 6,364	\$ 3,500
Corvin's Furniture & Carpet, LLC	Nelson	17	3	\$ 12.42	\$ 38,500	\$ 10,500
Drs. Burch, Renshaw, Wix & Associates, P.S.C.	Franklin	19	5	\$ 32.65	\$ 27,645	\$ 17,500
Dunn Insurance Agency Inc	Franklin	0	2	\$ 13.82	\$ 7,237	\$ 7,000
Freedom Mini Dental Implants, PLLC	Jefferson	0	2	\$ 40.00	\$ 72,500	\$ 7,000
Furlong Building Enterprises, LLC	Kenton	10	2	\$ 32.00	\$ 21,663	\$ 7,000
Kentucky for Kentucky LLC	Fayette	3	4	\$ 21.90	\$ 13,135	\$ 13,100
Kinemetrix Industrial Design, Inc.	Fayette	17	2	\$ 41.35	\$ 34,900	\$ 7,000
KY Hearing Clinic, LLC	Jefferson	1	1	\$ 27.00	\$ 7,996	\$ 3,500
Old World Timber, LLC	Fayette	8	2	\$ 17.50	\$ 20,206	\$ 7,000
Scott Endodontics, PLC	Jefferson	3	1	\$ 15.50	\$ 6,687	\$ 3,500
Virgin Property Group, LLC	Jefferson	2	1	\$ 21.63	\$ 8,447	\$ 3,500

Staff recommended approval of the tax credits.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Other Business

Kentucky Selling Farmer Tax Credit (KSFTC) Proposed Guidelines

Chairman Hale called on Mr. Back to present and review the KSFTC Proposed Guidelines.

KSFTC Proposed Guidelines

Mr. Back stated Senate Bill 246, passed during the 2019 general legislative session and signed by Governor Bevin on March 26, 2019, created a new tax credit for farmers selling agricultural land and assets to beginning farmers. The purpose of the Kentucky Selling Farmer Tax Credit (KSFTC) program is to encourage the continued use of farmland for agricultural purposes by incenting the transfer of agricultural land and assets to eligible beginning farmers.

Provisions of SB 246 relating to the KSFTC program have been codified in KRS 154.60-040. The statute authorizes KEDFA to start approving farmer tax credits beginning in January 2020.

SB 246 also modified KRS 154.60-020(3)(a) to specify that tax credits approved through the KSFTC program will come from the Kentucky Small Business Tax Credit (KSBTC) program's \$3 million fiscal year allocation. This means that KSBTC and KSFTC will draw from a single tax credit pool, with a maximum total of \$3 million in tax credits per fiscal year to be shared between both programs.

To prepare for the start of the Kentucky Selling Farmer Tax Credit program, staff developed the proposed KSFTC Guidelines for KEDFA's review. The guidelines contain information on key program definitions and eligibility criteria, the application process and other important program information.

Staff recommended approval of the proposed KSFTC Guidelines.

After discussion, Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

Kentucky Small Business Tax Credit (KSBTC) Proposed Guidelines Changes

Chairman Hale called on Mr. Back to review and present the KSBTC Proposed Guidelines Changes.

KSBTC Proposed Guidelines Changes

Mr. Back stated Senate Bill 246, passed during the 2019 general legislative session and signed by Governor Bevin on March 26, 2019, modified KRS 154.60-020(3)(a) to specify that the Kentucky Small Business Tax Credit (KSBTC) program's \$3 million fiscal year tax credit allocation will be shared with the newly created Kentucky Selling Farmer Tax Credit (KSFTC) program. Staff updated the KSBTC Guidelines to reflect this statutory change. In addition to the statutory change, staff recommended that clarifying information regarding tax credit eligibility be added to the KSBTC Guidelines.

Staff recommended approval of the proposed KSBTC Guidelines changes.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Quarterly Report - Kentucky Small Business Credit Initiative (KSBCI)

Chairman Hale called on Ms. Palmer to review the KSBCI Quarterly Funding Report for the period ending September 30, 2019. After review, the Authority accepted the report as presented.

Quarterly Report - Letter Amendments / Resolutions

Chairman Hale called on Jessica Burke to review the Quarterly Amendment Report ending September 30, 2019.

Ms. Burke stated the Bylaws of the Board of Directors of KEDFA grant authority to the Commissioner of the Department for Financial Services to effectuate minor changes or modifications to existing agreements with approved companies that do not substantively modify contract terms.

Ms. Burke noted the following amendments have been executed:

KEIA**Jim Beam Brands Co.**

Letter Amendment to KEIA Tax Incentive Agreement dated June 30, 2016, for Jim Beam Brands Co., due to a change in the location of the property from 180 Chapeze Lane, Shepherdsville, Bullitt County, Kentucky to 525 Happy Hollow Road, Clermont, Bullitt County, Kentucky, effective as of June 30, 2015.

KREDA**BMP Lumber, LLC**

Letter Amendment to KREDA Tax Incentive Agreement dated April 30, 2015, between BMP Lumber, LLC (BMP) and KEDFA, to acknowledge an Amendment to Promissory Note and Real Estate Mortgage between BMP and its lender, 1st Trust Bank, Inc., effective November 14, 2017, to extend the maturity date of BMP's KREDA debt from November 14, 2019 to May 23, 2020.

Staff recommended the Authority accept the amendment report and adopt the resolution to ratify the amendments.

Mr. Ballinger moved to accept the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

KEDFA Board Meeting – December

Ms. Smith announced the November/December board meetings will be combined and will take place on December 12, 2019.

CED Employee Introduction

Ms. Smith introduced Mason Northcutt, a CED intern majoring in International Business at Eastern Kentucky University.

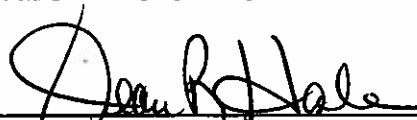
Adjournment

There being no further business, Chairman Hale entertained a motion to adjourn.

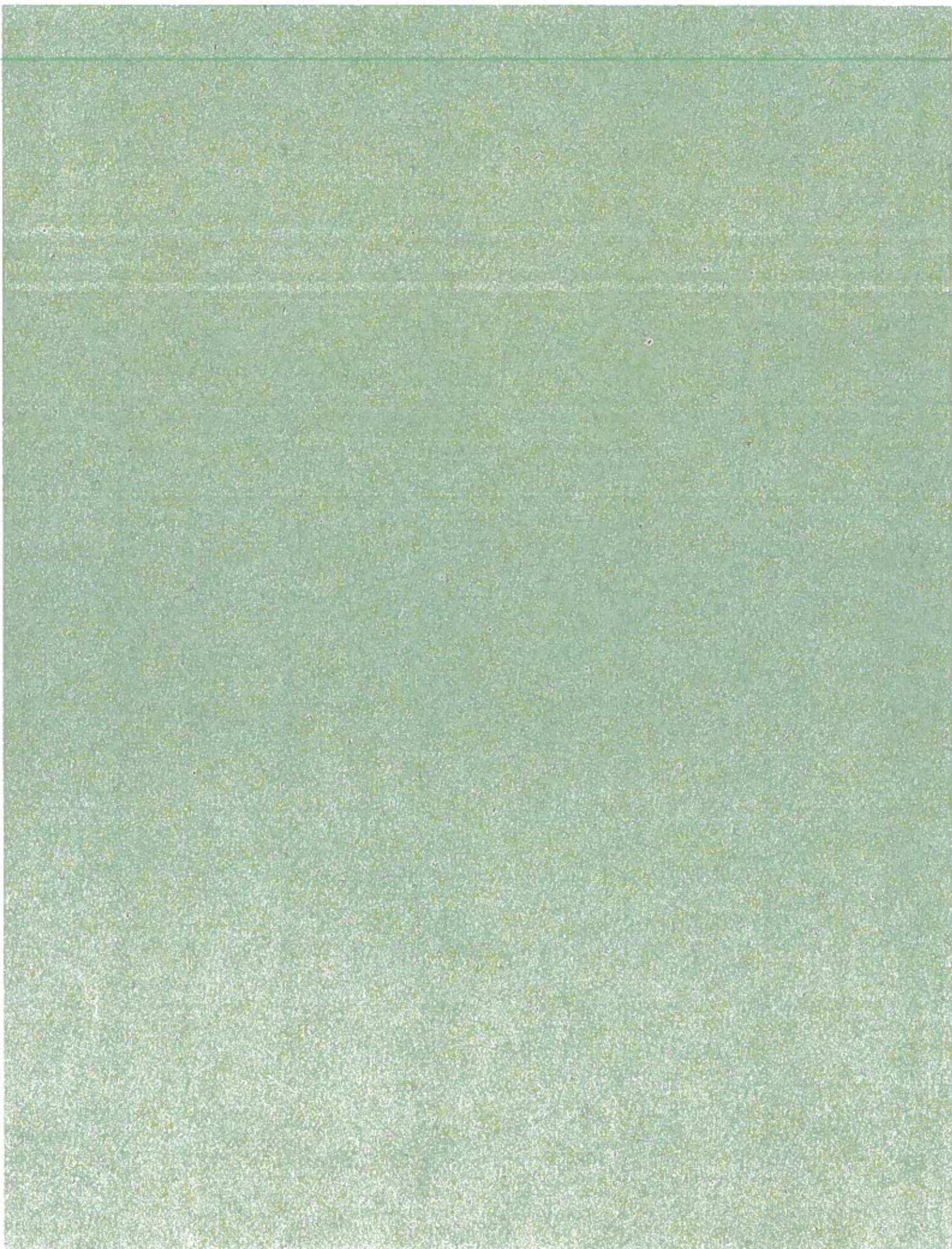
Mr. Ballinger moved to adjourn the October KEDFA board meeting; Mr. Miller seconded the motion. Motion passed; unanimous.

The meeting adjourned at 11:17 a.m.

**APPROVED
PRESIDING OFFICER:**



Jean R. Hale, Chairman



KEDFA APPROVED AND NOT DISBURSED

10/31/2019

Approved and Undisbursed KEDFA Projects

Applicant	Form #	County	Date Approved	Commitment Expires	Project Amount
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KEDFA LOANS

None

KEDFA GRANTS

Corbin Tri-County Joint Industrial Development Authority	22283	Knox	Oct-15	Oct-21	\$381,774
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SMALL BUSINESS LOANS

None

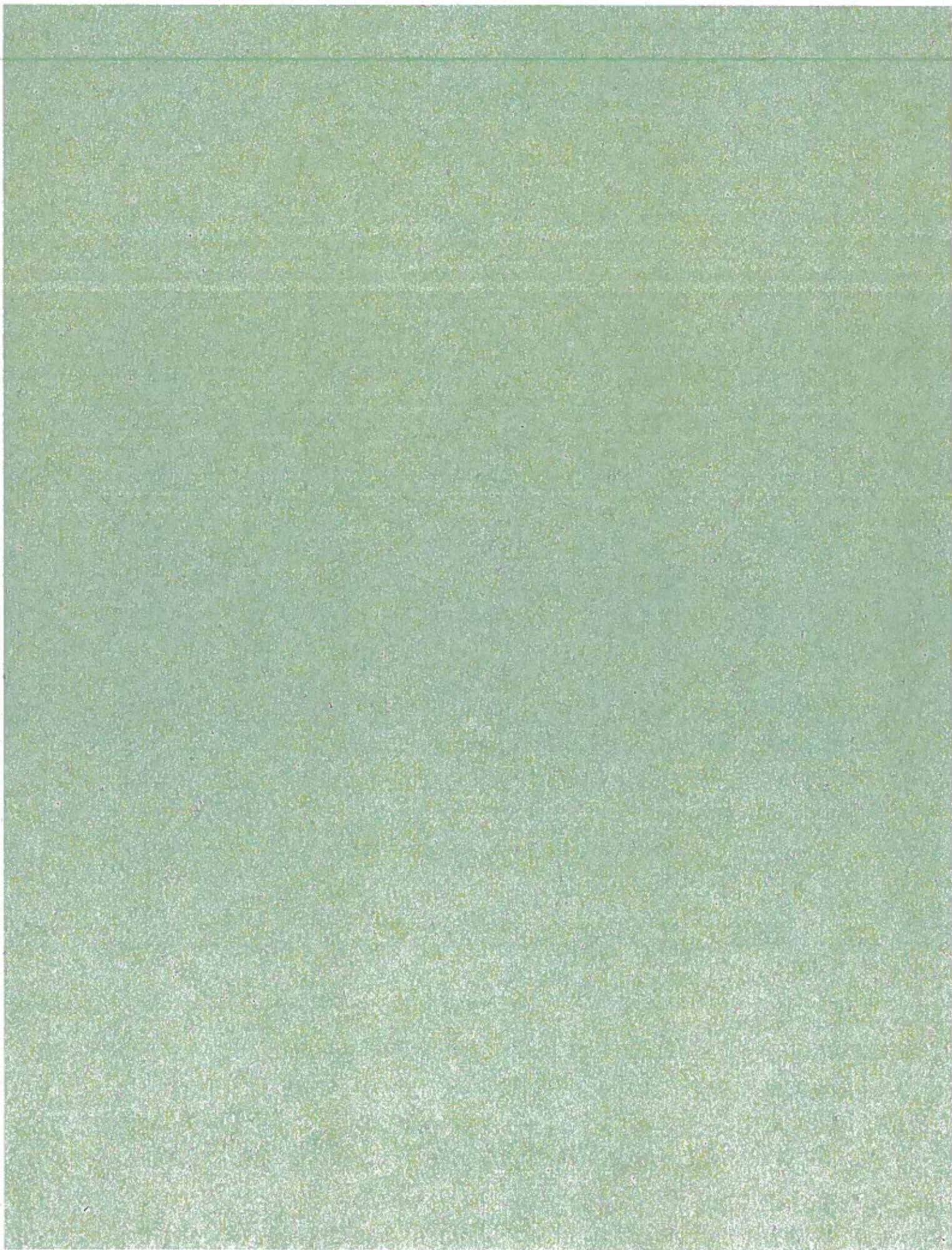
TOTAL APPROVED AND UNDISBURSED KEDFA PROJECT(S)**\$381,774****Approved and Partially Disbursed KEDFA Projects**

Applicant	Form #	County	Date Approved	Closing Date	Project Amount	Disbursed to Date	Remaining Balance
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KEDFA GRANTS

Louisville/Jefferson County Metro Government (Restaurant Supply Chain Solutions)	21636	Jefferson	May-17	Jun-20	\$500,000	(\$375,000)	\$125,000
Louisville/Jefferson County Metro Government (Res-Care, Inc.)	21990	Jefferson	Jan-18	Dec-22	\$500,000	(\$100,000)	\$400,000

TOTAL APPROVED AND PARTIALLY DISBURSED KEDFA PROJECT(S)**\$525,000****TOTAL KEDFA APPROVED AND NOT DISBURSED****\$906,774**



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
STATEMENT OF NET POSITION
10/31/2019

	FUND A	BOND FUND	Small Bus. Loan Pool	KEDFA 10/31/19	OEE 10/31/19	COMBINED 10/31/19
<u>ASSETS</u>						
Cash & Accounts Receivable						
Operating Account	62,266.81	0.00	0.00	62,266.81	0.00	62,266.81
Cash	529,588.79	17,478,919.21	410,462.05	18,418,970.05	0.00	18,418,970.05
High Tech Construction Pool	0.00	0.00	0.00	0.00	137,500.00	137,500.00
High Tech Investment Pool	0.00	0.00	0.00	0.00	2,738,283.88	2,738,283.88
High Tech LGEDF Pool	0.00	0.00	0.00	0.00	4,043.88	4,043.88
Investment Account	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Intergovernment Receivable	908,774.00	0.00	0.00	908,774.00	98,008.21	1,004,780.21
Total Cash & Accounts Receivable	1,498,629.60	17,478,919.21	410,462.05	19,388,010.86	2,977,833.97	22,365,844.83
Accrued Interest Receivable						
Loans	23,433.83	185.13	0.00	23,618.96	0.00	23,618.96
Investments	738.04	22,728.94	535.07	24,002.05	0.00	24,002.05
Total Accrued Interest Receivable	24,171.87	22,914.07	535.07	47,621.01	0.00	47,621.01
Notes Receivable						
Loans Receivable	18,038,800.26	1,117,801.81	0.00	19,156,602.07	0.00	19,156,602.07
(Allowance for Doubtful Accounts)	0.00	0.00	0.00	(1,434,722.43)	0.00	(1,434,722.43)
Total Notes Receivable	18,038,800.26	1,117,801.81	0.00	17,721,879.64	0.00	17,721,879.64
TOTAL ASSETS	19,561,601.73	18,619,635.09	410,997.12	37,157,511.51	2,977,833.97	40,135,345.48
DEFERRED OUTFLOWS OF RESOURCES:						
Deferred Outflows Pension				1,893,000.00	0.00	1,893,000.00
Deferred Outflows OPEB				455,000.00	0.00	455,000.00
<u>LIABILITIES</u>						
Accrued Salaries & Compensated Absences				351,752.04	0.00	351,752.04
Accounts Payable				0.00	0.00	0.00
Intergovernment Payable						0.00
Grants Payable				0.00	0.00	0.00
Pension Liability				9,480,000.00	0.00	9,480,000.00
OPEB Liability				1,650,000.00	0.00	1,650,000.00
TOTAL LIABILITIES				11,481,752.04	0.00	11,481,752.04
DEFERRED INFLOWS OF RESOURCES						
Deferred Inflows Pension				133,000.00	0.00	133,000.00
Deferred Inflows OPEB				147,000.00	0.00	147,000.00
<u>NET POSITION</u>						
Beginning Balance				28,504,109.74	3,352,167.11	31,856,266.85
Current Year Undivided Profits				(780,350.27)	(374,323.14)	(1,134,673.41)
TOTAL NET POSITION				27,743,759.47	2,977,833.97	30,721,593.44

NOTE 1 The Small Business Loan Pool is presented separately only for internal tracking purposes.

NOTE 2 The Office of Entrepreneurship (OEE) operating transactions are no longer under the direction of KEDFA and are not reflected above.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
CONSOLIDATED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE MONTH ENDING AND FISCAL YTD October 31, 2019

	FUND A	BOND FUND	Small Bus Loan Pool	OOE FUND	FY 2019-2020 YEAR TO DATE	FY 2018-2019 YEAR TO DATE
Operating Revenues - KEDFA						
Interest Income/Loans	16,802.42	1,924.94	0.00	0.00	69,789.81	75,005.84
Interest Income/ Investments	738.04	22,728.94	535.07	0.00	109,981.85	103,632.89
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00
Application Fees	28,313.55	0.00	0.00	0.00	95,248.55	197,241.05
Miscellaneous Income	413.73	0.00	0.00	0.00	1,814.78	1,568.14
Total Operating Revenues - KEDFA	46,067.74	24,653.88	535.07	0.00	276,834.79	377,447.92
Operating Expenses - KEDFA						
Salaries	94,286.20				421,285.09	378,947.54
Employee benefits	101,024.13				453,806.87	380,986.78
Pension Liability Adjustment	0.00				0.00	0.00
OPEB Liability Adjustment	0.00				0.00	0.00
Other Personnel Costs	0.00				0.00	0.00
Contracted Personal Services	7,906.48				32,101.25	40,942.53
Printing Services	25.00				50.00	
Utilities and Heating Fuels	0.00				0.00	0.00
Rentals	0.00				0.00	0.00
Maintenance and Repairs	0.00				0.00	0.00
Postage and Related Services	0.00				0.00	3.71
Telecommunications	0.00				0.00	0.00
Computer Services	0.00				0.00	0.00
Supplies	0.00				0.00	0.00
Miscellaneous Services	0.00				0.00	32.00
Travel	197.82				2,117.96	2,807.72
Miscellaneous Commodities	0.00				0.00	335.00
Dues	180.89				2,824.89	0.00
Commodities Expense	0.00				0.00	0.00
Bad Debt Expense	0.00				0.00	0.00
Grant Disbursement	0.00				0.00	0.00
Total Operating Expenses - KEDFA	203,610.52	0.00	0.00	0.00	912,185.08	803,955.28
Income (Loss) from Operations - KEDFA	(158,542.78)	24,653.88	535.07	0.00	(635,350.27)	(426,507.36)
Non-Operating Revenues (Expenses) - KEDFA						
Operating Transfer Out - General Fund	0.00				0.00	0.00
Operating Transfer Out - BSSC					0.00	0.00
Operating Transfer Out - Secretary's Office					0.00	0.00
Operating Transfer Out - New Business	0.00				0.00	0.00
Transfer Due from Bonds					0.00	0.00
Transfer Due from KSBCi	0.00				0.00	0.00
Grants Disbursed	0.00				(125,000.00)	(128,048.79)
Operating Transfer In - Economic Dev	0.00				0.00	(8,760.00)
Unrealized Gains/(Losses) on Investment	0.00				0.00	0.00
Realized Gains/(Losses) on Investment	0.00				0.00	0.00
Total Non-Operating Revenues (Expenses) -	0.00	0.00	0.00	0.00	(125,000.00)	(134,808.79)
CHANGE IN NET POSITION - KEDFA	(158,542.78)	24,653.88	535.07	0.00	(760,350.27)	(561,316.15)
Operating revenues (expenses) - OOE						
Interest Income - Loans				0.00	0.00	0.00
Misc Income				0.00	0.00	0.00
Disbursements: Projects (Note 1)				(82,488.70)	(124,323.14)	(88,410.39)
Repayments received from Projects				0.00	0.00	0.00
Non-Operating Revenues (Expenses) - OOE						
Operating Transfer in - OOE					0.00	0.00
Transfer Due from Bonds					0.00	0.00
Operating Transfer Out - OOE				0.00	(250,000.00)	0.00
CHANGE IN NET POSITION - OOE	0.00	0.00	0.00	(82,488.70)	(374,323.14)	(88,410.39)
CHANGE IN NET POSITION - COMBINED	(158,542.78)	24,653.88	535.07	(82,488.70)	(1,134,673.41)	(649,726.54)

NOTE 1 Represents disbursements for projects from OOE Funds. (See OOE listings for detail of approved projects)

NOTE 2 Statement does not include interest income for OOE that is swept monthly to OOE's operating account

NOTE 3 The Small Business Loan Pool is presented separately only for internal tracking purposes.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
CASH POSITION STATEMENT
10/31/2019

	<u>10/31/2018</u>	<u>10/31/2019</u>
Fund A Cash Balance	\$1,992,614.69	\$529,588.79
Less: Approved/Undisbursed		
Total Unobligated Balance	\$1,992,614.69	\$529,588.79
2003 Bond Fund Cash Balance	\$16,685,704.51	\$17,478,919.21
Less: Approved/Undisbursed	(2,461,774.00)	(906,774.00)
Total Unobligated Balance	\$14,223,930.51	\$16,572,145.21
Small Business Loan Fund Cash Balance	\$402,591.84	\$410,462.05
Less: Approved/Undisbursed		
Total Unobligated Balance	\$402,591.84	\$410,462.05
Bond Funds to be Provided for Loans		
Less: Approved/Undisbursed		
Total Unobligated Balance	\$0.00	\$0.00
Budget: Cash to be Transferred to Other CED Programs for		
	\$0.00	\$0.00
CASH AVAILABLE	\$16,619,137.04	\$17,512,196.05
OCI Fund Cash Balance		
High Tech Construction Pool	\$137,500.00	\$137,500.00
Less: Approved/Undisbursed	\$0.00	\$0.00
High Tech Investment Pool	\$2,902,326.80	\$2,738,283.88
Less: Approved/Undisbursed	(\$654,624.00)	(\$603,587.00)
LGEDF Pool	\$4,043.88	\$4,043.88
Less: Approved/Undisbursed	\$0.00	\$0.00
Bond Funds to be Provided for Approved Projects	\$250,000.00	\$98,006.21
Bond Funds Available for Projects		
Total Unobligated Balance	\$2,639,247	\$2,374,247
TOTAL ALL FUNDS	\$19,258,383.72	\$19,886,443.02

**Kentucky Enterprise Initiative Act (KEIA) Projects
Fiscal 2018**

KEDFA Meeting date	12/12/2019
Total Projects Approved Fiscal Year-to-Date	18
Number of Proposed Projects for Current Month	8

Construction Materials and Building Fixtures

Fiscal Year Cap	\$20,000,000
Approved Fiscal Year-to-Date	\$7,257,500
Committed Amount	<u>\$0</u>
Balance Available for Current Month	\$12,742,500
Proposed Approval for Current Month	<u>\$810,000</u>
Balance Available for Remainder of Fiscal Year	<u><u>\$11,932,500</u></u>

Research & Development and Electronic Processing Equipment, Flight Simulation Equipment

Fiscal Year Cap	\$5,000,000
Approved Fiscal Year-to-Date	\$1,825,000
Committed Amount	<u>\$0</u>
Balance Available for Current Month	\$3,175,000
Proposed Approval for Current Month	<u>\$0</u>
Balance Available for Remainder of Fiscal Year	<u><u>\$3,175,000</u></u>

KBI Summary

Updated November 26, 2019

Fiscal Year End Reporting

Year	Number of Projects	Jobs			Wages		
		Jobs Reported	Job Target	% Achieved	Average Wage Reported	Wage Target	% Achieved
2010	1	40	51	78%	\$11.42	\$11.00	104%
2011	5	269	257	105%	\$35.00	\$28.90	121%
2012	18	1,264	1,154	110%	\$25.30	\$23.23	109%
2013	58	5,908	5,395	110%	\$24.85	\$23.35	106%
2014	94	10,024	9,525	105%	\$24.85	\$22.98	108%
2015	142	14,506	13,113	111%	\$25.38	\$22.38	113%
2016	193	21,011	18,538	113%	\$24.92	\$21.68	115%
2017	235	25,515	21,415	119%	\$26.79	\$21.96	122%
2018	251	29,362	23,378	126%	\$25.99	\$21.71	120%
2019	50	4,850	3,117	156%	\$26.31	\$20.97	125%

Annual Maximums and Incentives Claimed

Year	Approved Annual Maximum	Earned Annual Maximum	Incentives Claimed*	Utilization Rate
2010-2012**	\$5,182,833	\$4,914,663	\$2,104,094	43%
2013	\$15,611,951	\$13,992,639	\$6,601,085	47%
2014	\$27,405,836	\$23,759,875	\$13,131,631	55%
2015	\$45,896,940	\$39,276,598	\$18,084,965	46%
2016	\$40,249,248	\$35,332,109	\$19,923,814	56%
2017	\$44,248,701	\$38,139,546	N/A	N/A
2018	\$49,350,951	\$42,395,927	N/A	N/A
2019	\$45,985,486	\$39,449,137	N/A	N/A
Grand Total	\$273,931,945	\$237,260,493	\$59,845,588	

- The Commonwealth provided \$2,346 of incentives per new job reported based on total actual incentives claimed through 2016 and actual jobs reported in 2017.
- Based on actual jobs and wages reported in 2018 by companies approved to claim incentives, the estimated payroll for new, full-time Kentucky resident jobs is approximately \$1.6 billion.

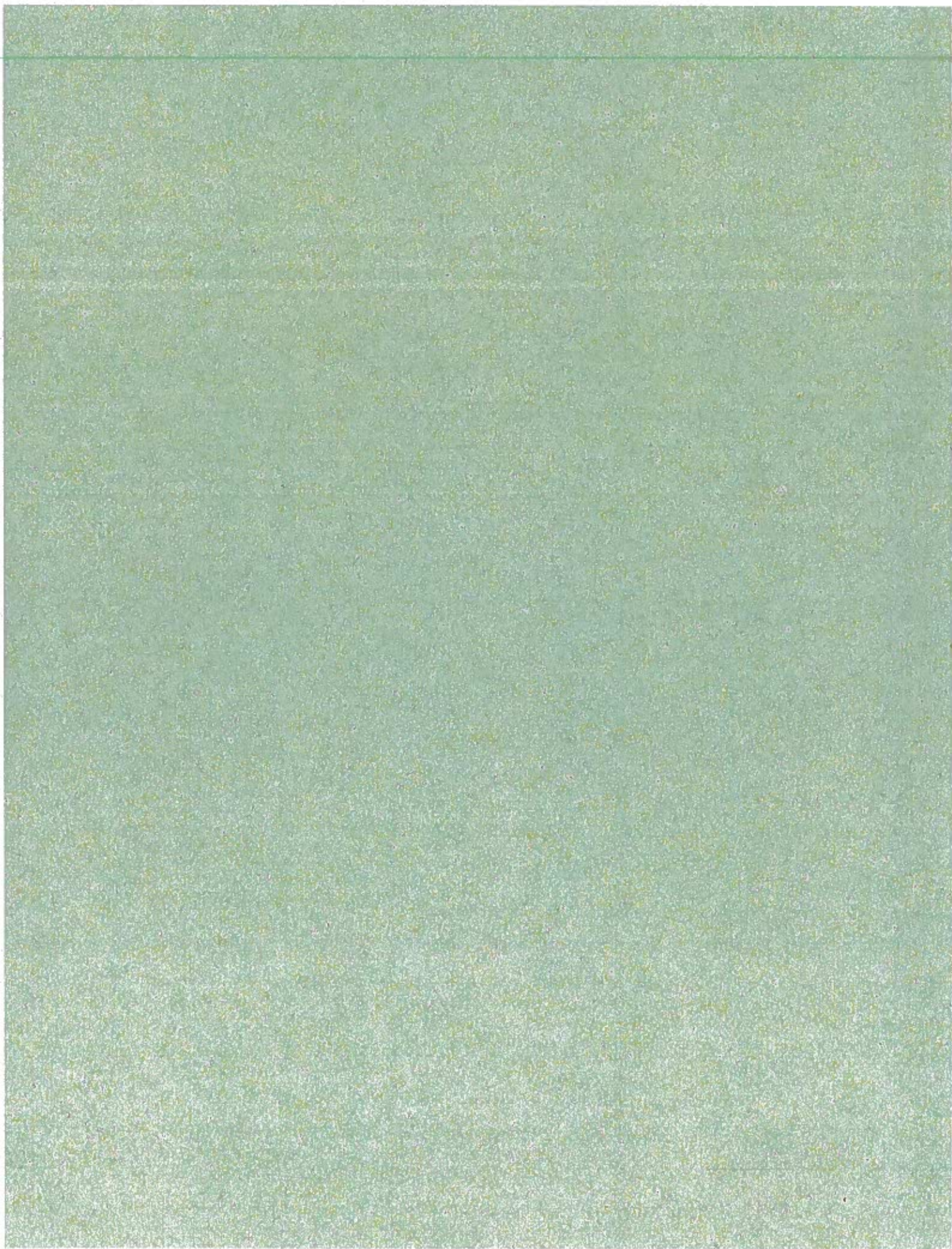
***Notes on incentives claimed:** Data is based on information provided by the Kentucky Department of Revenue. Total incentives claimed represents the total of income tax credits and wage assessments claimed through December 31, 2017.

****Due to taxpayer confidentiality, years 2010-2012 were combined.**

Project Update Report

November - December 2019

Project	County	Approval Date	Exit Date	Program
Safe Auto Insurance Company	Pulaski	4/30/2009	12/25/2017	KJDA
The company transferred its employees to a new entity but decided not to pursue an amendment. The project has been closed.				
American Metal Works	Johnson	10/27/2016	09/30/2019	KBI
Company requested to withdraw from the KBI Program per an email dated 9/30/2019.				
P-K Tool & Mfg. Co	Madison	10/26/2017	10/31/2019	KBI
Several attempts to contact the company with no response. Project expired on 10/31/2019.				
MACA Plastics, Inc.	Mason	10/27/2016	10/31/2019	KBI
Several attempts to contact the company with no response. Project expired on 10/31/2019.				
Templar Manufacturing, LLC	Logan	10/27/2016	10/31/2019	KBI
Several attempts to contact the company with no response. Project expired on 10/31/2019.				



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
TIF REPORT - FINAL APPROVAL**

Date: December 12, 2019
Preliminary Approval: August 30, 2018
Applicant: Administration Department of the City of Highland Heights, Kentucky
Project Name: Northern Kentucky University Campus Gateway
City: Highland Heights **County:** Campbell
Program Type: Mixed-Use Redevelopment in Blighted Urban Areas
TIF Term: 20 years **DFS Staff:** Kylee Palmer

Project Description: Northern Kentucky University (NKU) plans to redevelop the 18.77-acres at the entrance to the campus located at the intersection of US-27 and Nunn Drive in Highland Heights. A primary goal of this project is to capitalize and build upon the experiences and views at NKU and focus on connecting campus with the community. The Project will be characterized by high quality land use types, architecture, landscaping and signage. It will be pedestrian friendly and sustainable, with a quality which will endure over time. Additional goals for the Project include connectivity, office space, greenspace/sustainability, parking, retail, hotel, and conference space.

The proposed development is expected to include:

- +/- 65,000 sq. ft. medical office building
- +/- 30,000 sq. ft. retail and restaurant
- +/- 225,000 sq. ft. multi-family residential
- Hotel ~ 115 rooms with meeting space
- Public infrastructure improvements
- Garage and surface lot parking
- Transit, bike and pedestrian connectivity
- Greenspace and public amenities

Total estimated cost of the project is approximately \$112.6 million, excluding financing.

Construction began in 2018 with anticipated completion in 2021.

Infrastructure: Infrastructure costs total approximately \$23.1 million:

- Land preparation
- Sewers/storm drainage
- Curbs, sidewalks, promenades and pedways
- Roads
- Street lighting
- Provision of utilities
- Public space or parks
- Parking
- Transportation facilities
- Fountains, benches and sculptures

Eligible Public Infrastructure Costs: **\$23,182,500**

Consultant Report:

The project was reviewed by an independent consultant and determined to create a net new positive impact on the Commonwealth. The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and have certified the report and the findings with a statutorily-required Certification of Net Positive Impact to the Commonwealth. The applicant has also reviewed the report and agrees with the findings and the amount eligible for recovery.

Total Capital Investment:

\$ 112,672,500

Type of Eligible Cost: Public Infrastructure**Increment Recovery:**

The following taxes are available for recovery from the footprint over the TIF term through a 40% recovery, as based on the independent consultant analysis:

Pledged Taxes

Property Tax

Sales Tax

Withholding Tax

Term Pledged

20 years

20 years

20 years

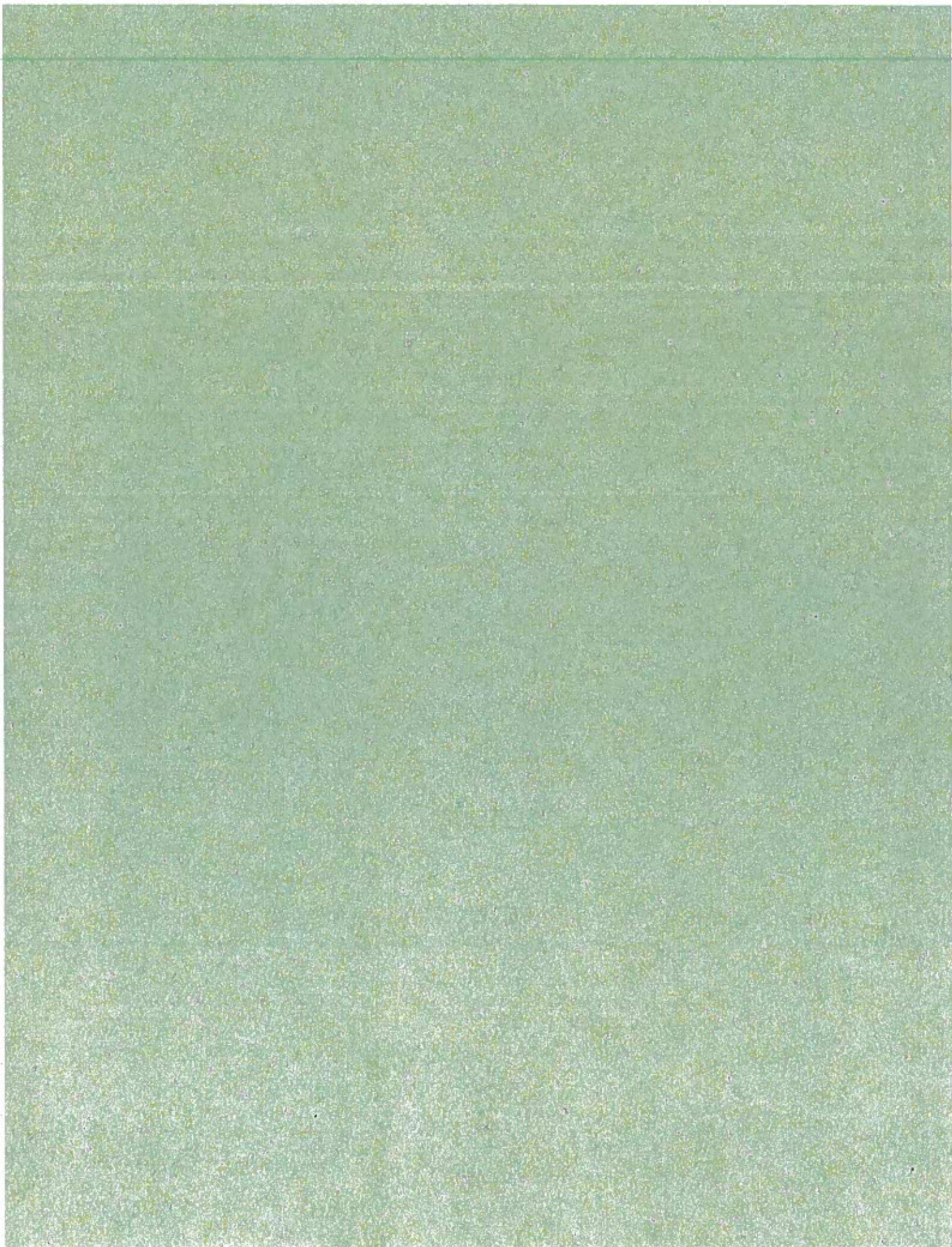
Approved Cost:**\$14,216,000**

Please note only amounts deemed as public infrastructure that occur within the state footprint are eligible for recovery through increments as outlined above. No state taxes shall be eligible for recovery until the minimum capital investment of \$20,000,000 (but not to exceed \$200,000,000) has been verified as being invested in the development area.

Special Condition/Requirement:

In order to ensure the applicant makes the capital investment, staff recommends including the following special condition/requirement:

Total cumulative investment of \$112,672,500, excluding financing costs, must be achieved to be eligible for the maximum total incentive of \$14,216,000. The actual project completion percentage of the investment will be applied annually to the total incentive approved of \$14,216,000 to determine the maximum total incentive available/earned for the project during the term of the agreement.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
HIGH-TECH POOL (HTP) PROJECT REPORT**

Date: December 12, 2019
Company: Canopy Certified Inc.
City: Louisville **County:** Jefferson
Activity: Information Technology & Communications
New/Existing: Existing
OOE Staff: Kristine McNiel **DFS Staff:** Kylee Palmer

Project Description: Canopy Certified Inc. is a start-up nonprofit 501 (c)(3) organization that supports socially responsible businesses in Kentucky by growing their impact through certification, advocacy, and education. Their goal is to create the nation's strongest network of socially conscious and impact driven businesses that work to make lives better throughout Kentucky.

Canopy Certified Inc. travels the state sharing a new way of doing business that marries impact, accountability, and transparency with profitability. They share new approaches to for-profit/nonprofit and public/private partnerships by providing presentations to businesses, government, universities, nonprofits, community groups, and consumers. The Canopy-Certified Assessment recognizes Kentucky businesses that operate openly, honestly and with the best interest of all stakeholders in mind.

Funding Source	Status	Use of Proceeds	Amount
City of Louisville	Received	Operational Expenses	\$25,000
Stoll Keenon & Ogden	Committed	Operational Expenses	\$50,000
DMLO CPAs	Committed	Operational Expenses	\$50,000
Crowdfunding	Received	Operational Expenses	\$51,000
Misc. Donors	Received	Operational Expenses	\$35,000
Office of Entrepreneurship	Requested	Operational Expenses	\$100,000
TOTAL			\$311,000

Existing, Full-time, Kentucky-Resident, High-Tech Jobs:

1

*Employee must be paid an annual salary of at least \$50,000 to be considered high-tech

Job and Wage Requirement Table

Compliance Date	Full-time, Kentucky- Resident, High- Tech Jobs Required	Job Type	Average Wage Required	Average Wage Type
12/31/2020	8	Total Retain & Create	\$24.00	Average Hourly Wage (excludes benefits)
12/31/2021	8	Total Retain	\$24.00	Average Hourly Wage (excludes benefits)
12/31/2022	8	Total Retain	\$24.00	Average Hourly Wage (excludes benefits)
12/31/2023	8	Total Retain	\$24.00	Average Hourly Wage (excludes benefits)

Other Terms:

At a minimum, a dollar-for-dollar match will be required. KEDFA funds shall be no more than 50% of the total project.

The company shall produce at least 25 newly certified companies each year. Failure to meet this requirement will result in an annual reduction of the disbursement amount by \$1,000 for each company not certified.

Disbursement:

Funds will be disbursed on a reimbursement basis after compliance is met, the investment begins and matching funds are documented. All funds must be requested with supporting documentation no later than February 29, 2024.

Compliance Date	Potential Disbursement Amount
12/31/2020	\$25,000
12/31/2021	\$25,000
12/31/2022	\$25,000
12/31/2023	\$25,000
	\$100,000

Job Penalty Provision:

\$3,125 per job not retained or created

Wage Penalty Provision:

$$\frac{\$24.00 - \text{Actual Wage}}{\$24.00} \times \$25,000$$

RECOMMENDED HIGH-TECH POOL FUNDING AMOUNT:

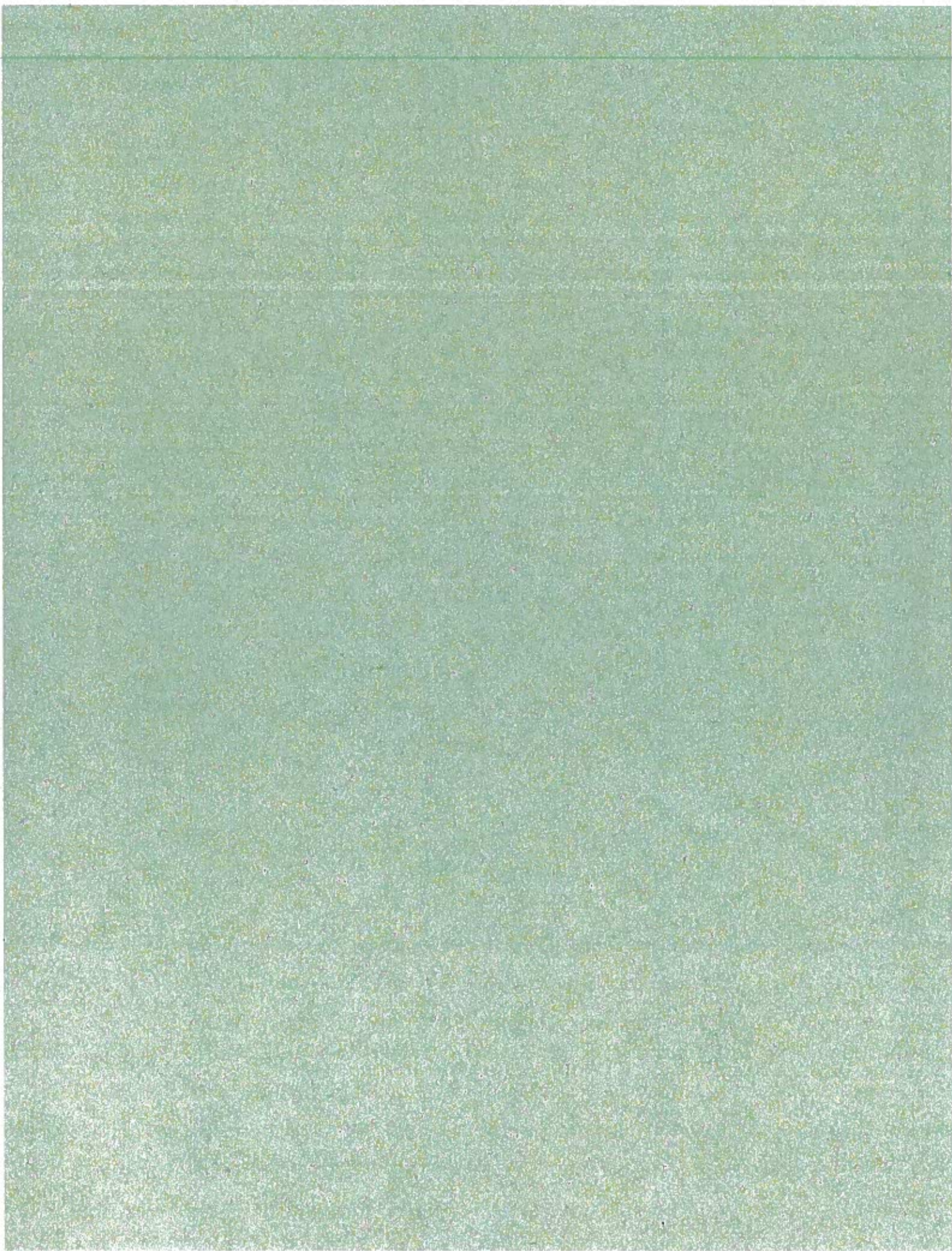
\$100,000

Source of Funds: Cash Pool

Financing Type: Performance-based
Grant

Recommendation:

This project was recommended by the Executive Director, Office of Entrepreneurship



MEMORANDUM

TO: KEDFA Board Members

FROM: Robert Aldridge, Director
Compliance Division

RA

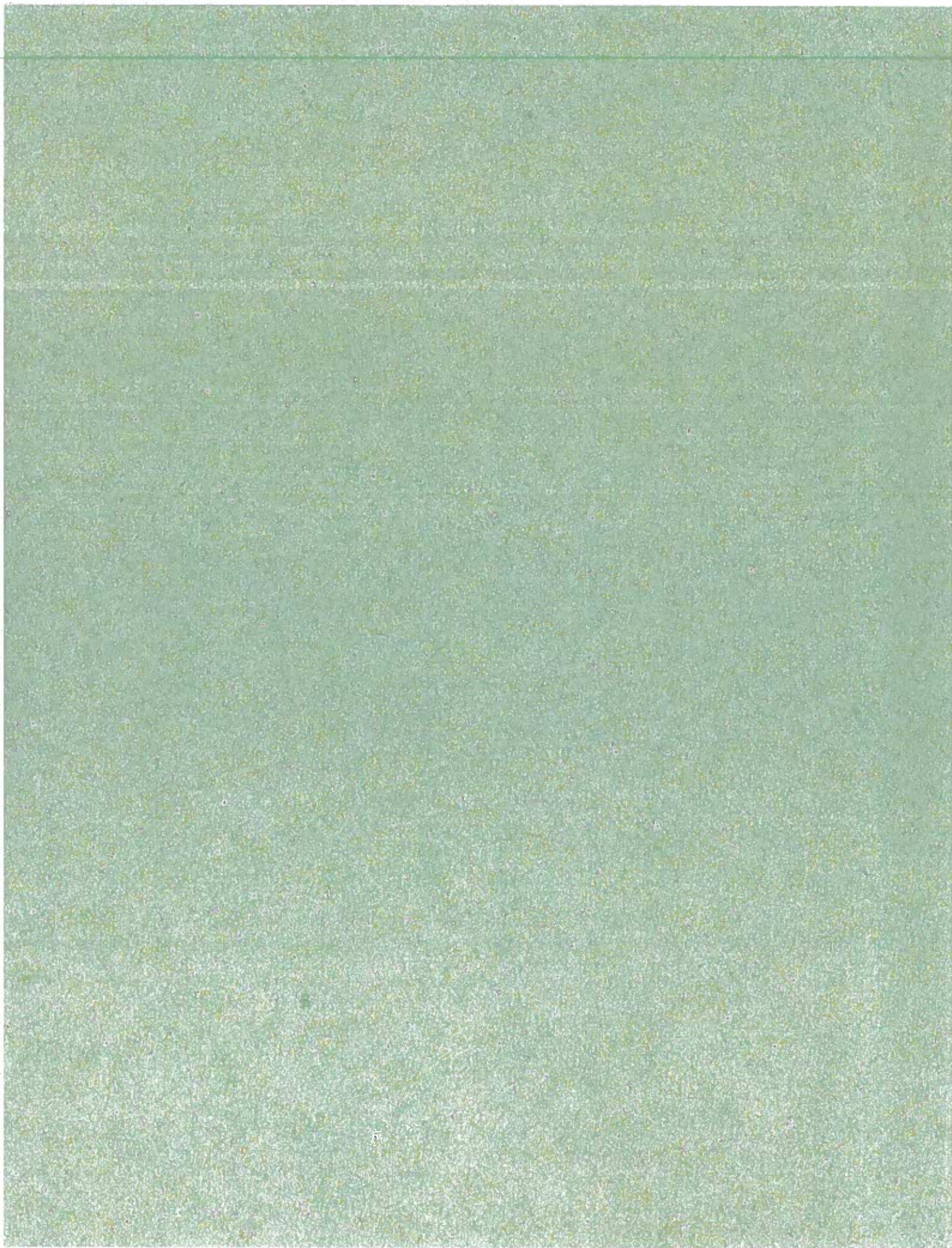
DATE: December 12, 2019

SUBJECT: KEIA Extensions

The following companies have requested additional time to complete its project:

Company	County	Extension
Cabot Corporation	Nelson	6 Months
Heaven Hill Distilleries Inc.	Jefferson	6 Months
Outdoor Venture Corporation	McCreary	6 Months
Accumetric, LLC	Hardin	12 Months
Amazon.com Services, Inc.	Boone	12 Months
DAE-IL USA	Calloway	12 Months
East Kentucky Network, LLC	Floyd	12 Months
Kentucky Owl, LLC	Nelson	12 Months
Performance Feeds	Warren	12 Months

Staff recommends approval.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: Bespoke Ventures and Investments, LLC
City: Williamstown **County:** Grant
Activity: Tourism **Resolution #:** KEIA-20-22861
Bus. Dev. Contact: E. Bishop **DFS Staff:** D. Phillips
Project Description: Camp Bespoke is a modern and boutique campground nestled in the heart of Horse Country. Bespoke Venture & Investments LLC proposes to create a differentiated camping experience with unique lodging and accommodations.

Facility Details: Locating in a new facility

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$300,000
\$925,000	\$925,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$249,700
\$0	\$602,000
\$925,000	\$2,076,700

Ownership (20% or more):

Nicole Brassington - Lexington, KY
Misty Smith - Louisville, KY

Other State Participation: None

Unemployment Rate:

County: 3.3%

Kentucky: 3.8%

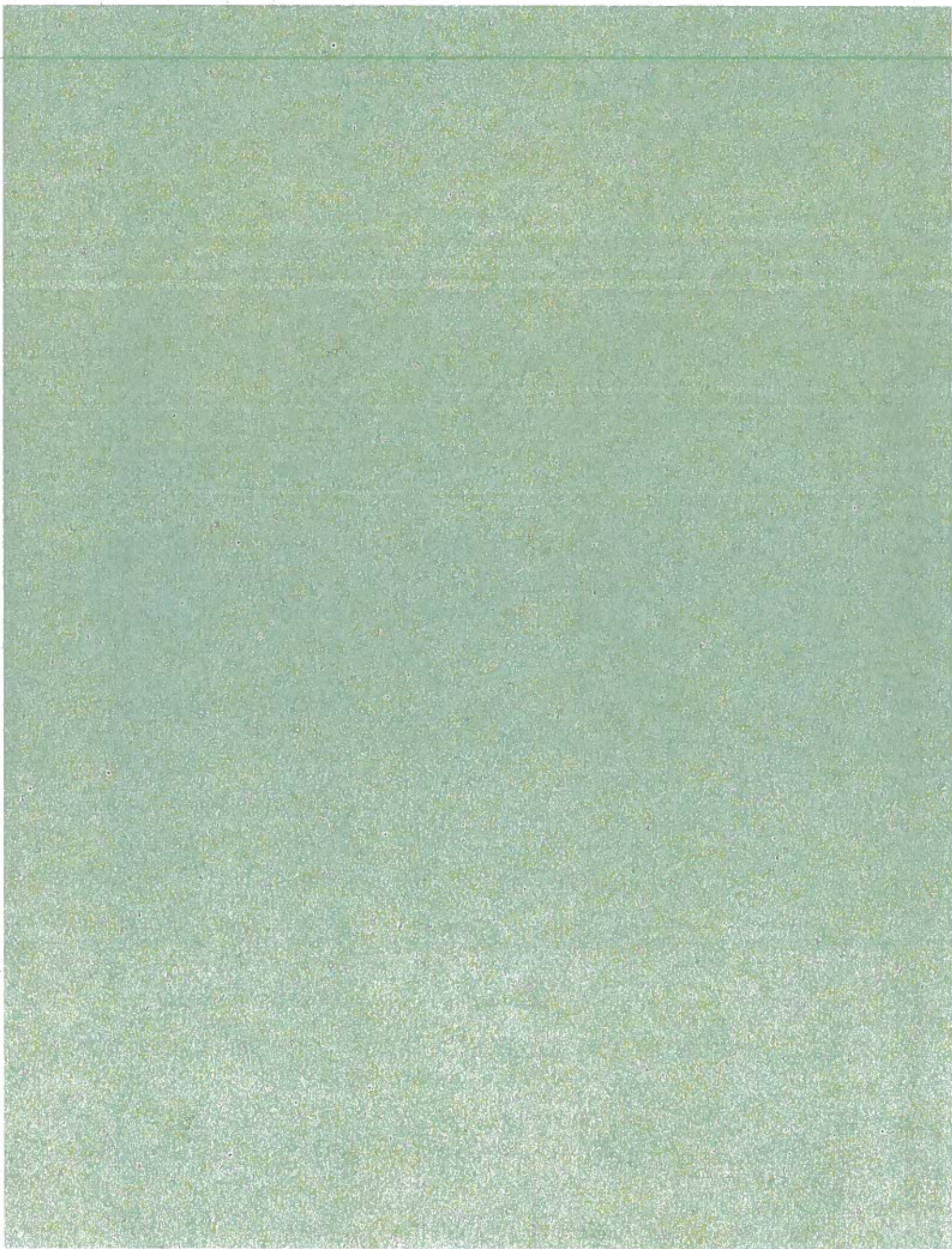
Existing Presence in Kentucky: None

Approved Recovery Amount:

Construction Materials and Building Fixtures: \$45,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$45,000



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: Kimberly-Clark Corporation
City: Owensboro
Activity: Manufacturing
Bus. Dev. Contact: C. Peek

County: Daviess
Resolution #: KEIA-20-22859
DFS Staff: M. Elder

Project Description: Kimberly-Clark Corporation produces personal care products, mostly paper-based consumer items. The company's brand name products include Kleenex, Kotex, Cottonelle, Scott, Andrex, Wypall, KimWipes and Huggies. Kimberly-Clark is considering the construction and installation of an on-site high-efficiency power and steam production facility.

Facility Details: Expanding existing operations

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$4,000,000	\$9,500,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$9,500,000
\$0	\$0
\$4,000,000	\$19,000,000

Ownership (20% or more): Publicly Traded

Other State Participation: None

Unemployment Rate:

County: 3.4%

Kentucky: 3.8%

Existing Presence in Kentucky:

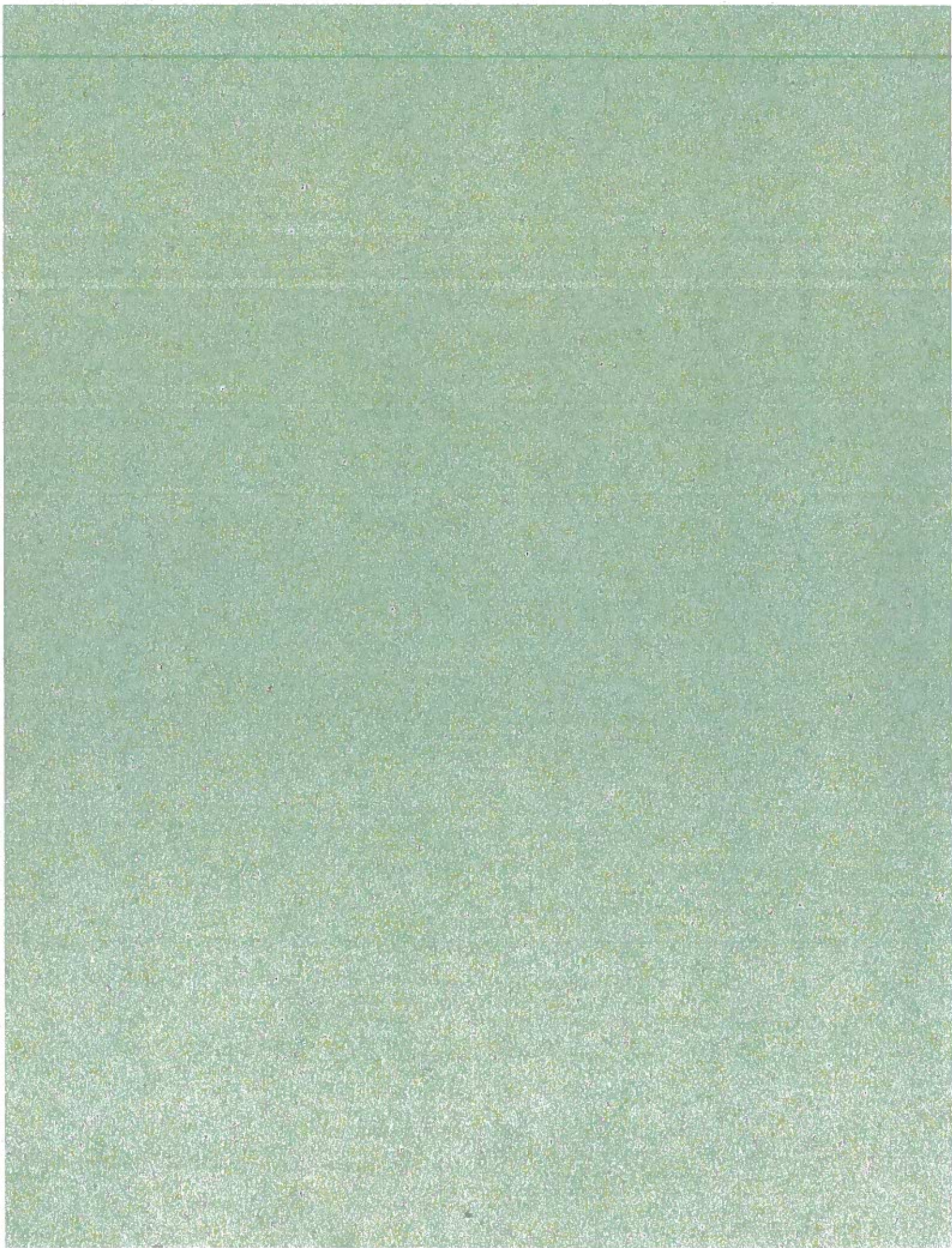
Daviess County

Approved Recovery Amount:

Construction Materials and Building Fixtures: \$200,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$200,000



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: Bardstown Barrel Company, LLC
City: Bardstown **County:** Nelson
Activity: Manufacturing **Resolution #:** KEIA-20-22860
Bus. Dev. Contact: J. Kirk **DFS Staff:** K. McCane
Project Description: Bardstown Barrel Company, LLC is considering a new location to build industrial warehouses for storing distilled spirits to service the storage needs of various distilled spirits producers.

Facility Details: Locating in a new facility

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$12,375,000	\$14,375,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$8,875,000
\$0	\$500,000
\$12,375,000	\$23,750,000

Ownership (20% or more):

Clarion Spirits, LLC - Bardstown, KY

Other State Participation: None

Unemployment Rate:

County: 3.9%

Kentucky: 3.8%

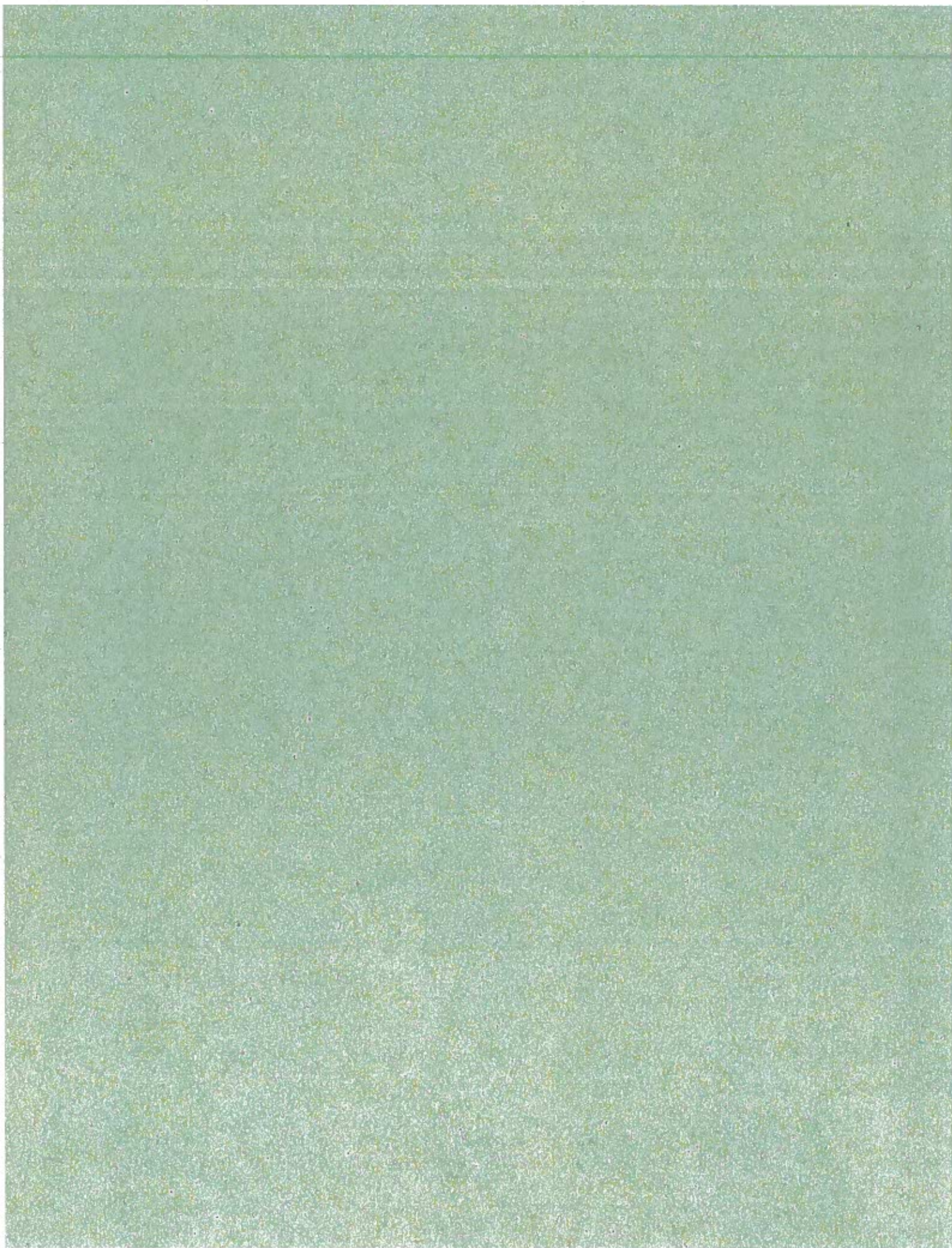
Existing Presence in Kentucky: None

Approved Recovery Amount:

Construction Materials and Building Fixtures: \$125,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$125,000



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Bardstown Bottling Company, LLC
City: Bardstown **County:** Nelson
Activity: Manufacturing **Prelim Resolution #:** KBI-I-19-22795
Bus. Dev. Contact: J. Kirk **DFS Staff:** K. McCane
Project Description: Bardstown Bottling Company, LLC, a new full-scale industrial distilled spirits bottling facility, is considering establishing a bottling facility and related operations to service the needs of various distilled spirits producers.

Facility Details: Locating in a new facility

Anticipated Project Investment - Owned

Land
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$11,375,000	\$11,375,000
\$300,000	\$8,250,000
\$250,000	\$250,000
\$11,925,000	\$19,875,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	15	\$36.00	
1	15	\$36.00	\$43,000
2	20	\$36.00	\$43,000
3	25	\$36.00	\$43,000
4	25	\$36.00	\$43,000
5	25	\$36.00	\$43,000
6	25	\$36.00	\$43,000
7	25	\$36.00	\$43,000
8	25	\$36.00	\$43,000
9	25	\$36.00	\$43,000
10	25	\$36.00	\$43,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$430,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):
Clarion Spirits, LLC - Bardstown, KY

Active State Participation at the project site: None

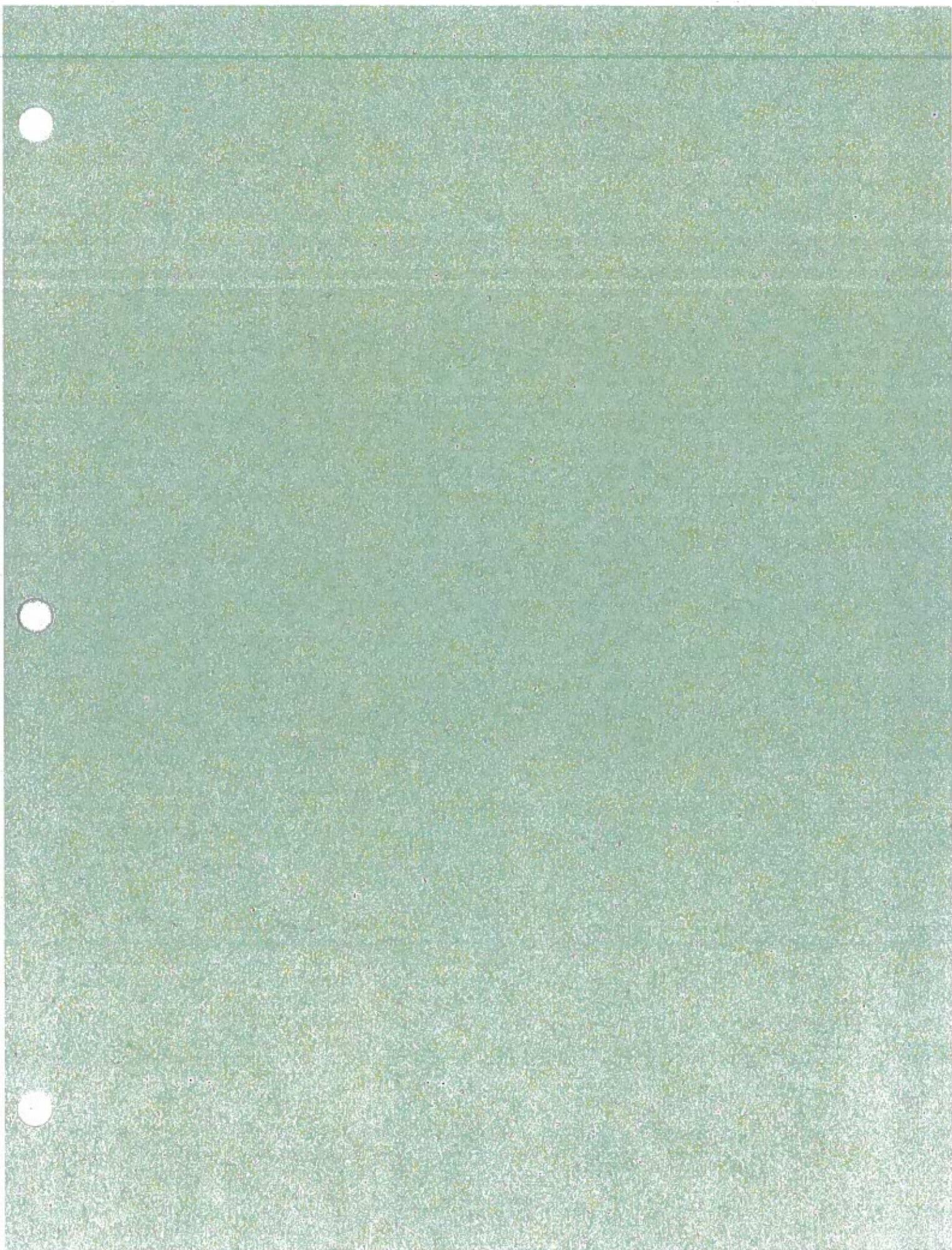
Requested Wage Assessment / Local Participation:
State: 1.5%
Local: 0.5% City of Bardstown

Unemployment Rate:
County: 3.9% Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions:

The company will be required to maintain 95% of the total statewide full-time, Kentucky resident employees at all company and affiliate locations, excluding the site of the project, as of the date of preliminary approval.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: Bardstown Bottling Company, LLC
City: Bardstown
Activity: Manufacturing
Bus. Dev. Contact: J. Kirk
County: Nelson
Resolution #: KEIA-20-22796
DFS Staff: K. McCane
Project Description: Bardstown Bottling Company, LLC, a new full-scale industrial distilled spirits bottling facility, is considering establishing a bottling facility and related operations to service the needs of various distilled spirits producers.

Facility Details: Locating in a new facility

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$9,875,000	\$11,375,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$8,250,000
\$0	\$250,000
\$9,875,000	\$19,875,000

Approved Recovery Amount:

Construction Materials and Building Fixtures: \$100,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$100,000

See KBI file (KBI-I-19-22795) for Ownership, Other State Participation and Unemployment Rate.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: ISCO Industries, Inc.
City: Louisville
Activity: Manufacturing
Bus. Dev. Contact: J. Kirk

County: Jefferson
Prelim Resolution #: KBI-I-19-22845
DFS Staff: K. McCane

Project Description: ISCO Industries, Inc. is a global piping solutions provider with more than 30 facilities across the United States and Canada. The company is considering an expansion due to space constraints as well as adding new equipment.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned

Land
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$1,500,000	\$1,500,000
\$200,000	\$1,765,410
\$100,000	\$100,000
\$1,800,000	\$3,365,410

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$23.00	
1	10	\$23.00	\$12,000
2	10	\$23.00	\$12,000
3	11	\$23.00	\$12,000
4	11	\$23.00	\$12,000
5	11	\$23.00	\$12,000
6	12	\$23.00	\$12,000
7	12	\$23.00	\$12,000
8	12	\$23.00	\$12,000
9	12	\$23.00	\$12,000
10	12	\$23.00	\$12,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$120,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):

James J Kirchdorfer Jr - Louisville, KY
Mark Kirchdorfer - Louisville, KY

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%

Local: 1.0% Louisville/Jefferson County Metro Government

Unemployment Rate:

County: 3.6%

Kentucky: 3.8%

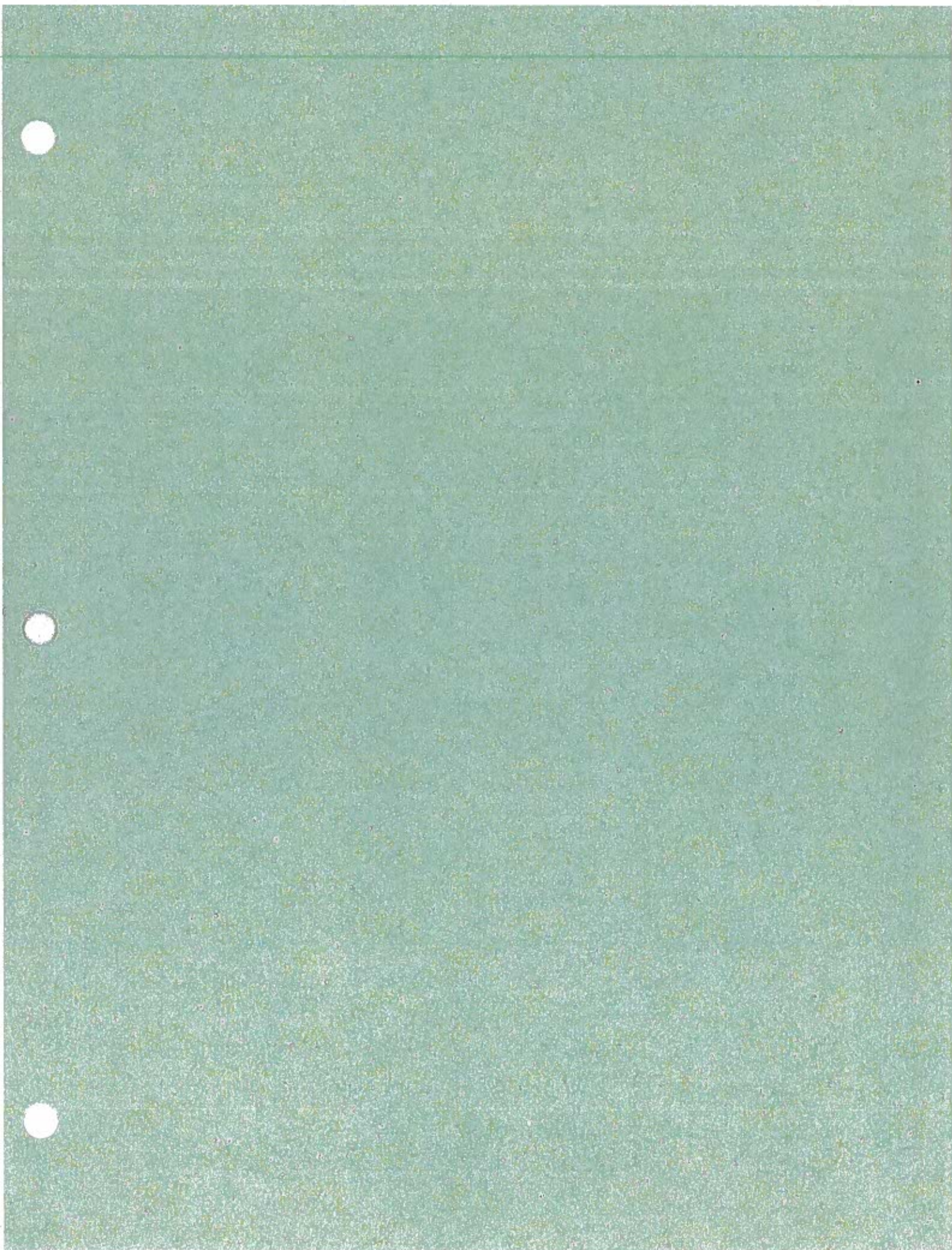
Existing Presence in Kentucky:

Jefferson County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 140 full-time, Kentucky resident employees as of the application date.

The project will include multiple locations within Jefferson county/Louisville. Only investment costs incurred at 10711 Freeport Court will be considered towards calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: ISCO Industries, Inc.
City: Louisville
Activity: Manufacturing
Bus. Dev. Contact: J. Kirk

County: Jefferson
Resolution #: KEIA-20-22846
DFS Staff: K. McCane

Project Description: ISCO Industries, Inc. is a global piping solutions provider with more than 30 facilities across the United States and Canada. The company is considering an expansion due to space constraints as well as adding new equipment.

Facility Details: Expanding existing operations

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$1,125,000	\$1,500,000
\$0	\$0
\$0	\$134,500
\$0	\$0
\$0	\$1,630,910
\$0	\$100,000
\$1,125,000	\$3,365,410

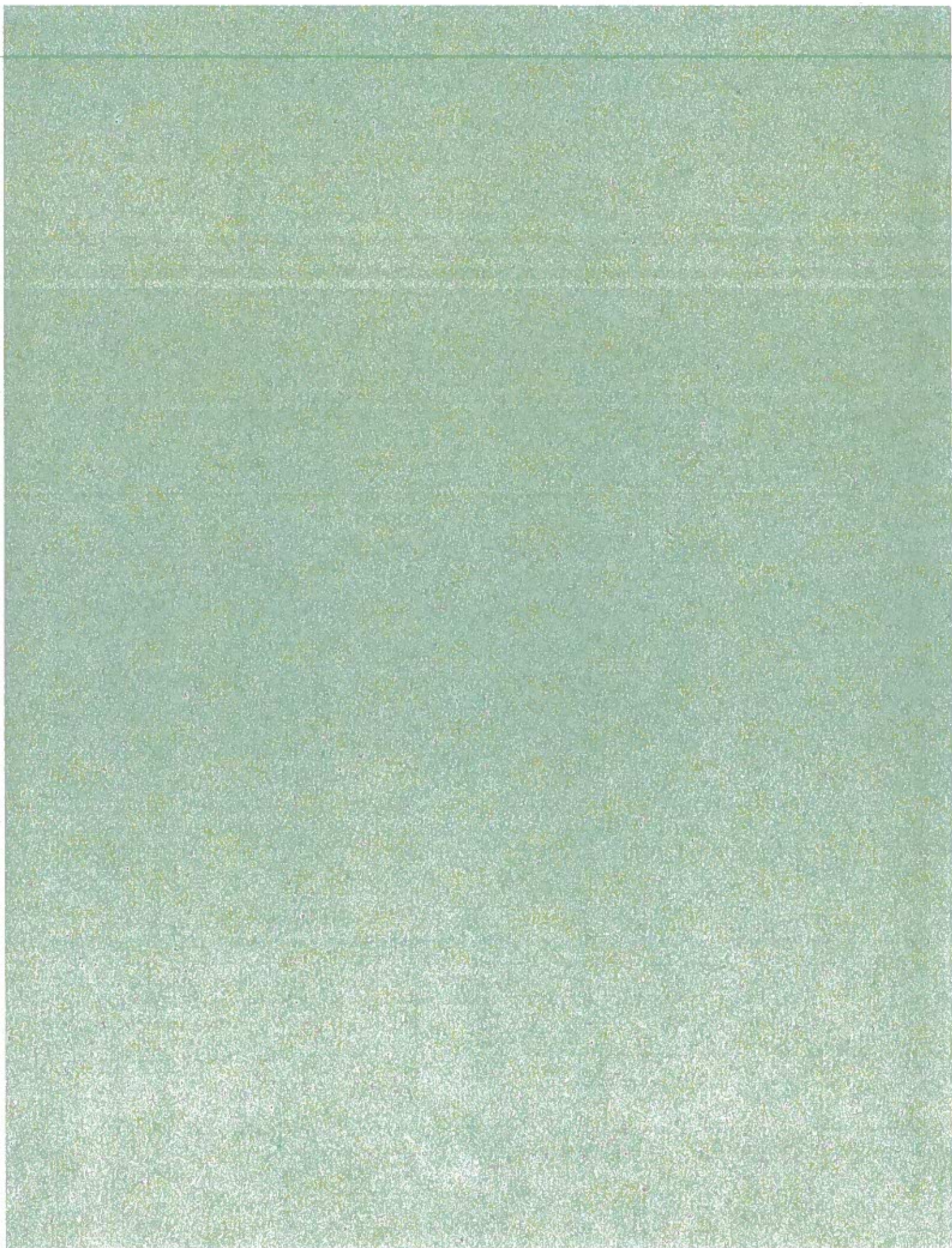
Approved Recovery Amount:

Construction Materials and Building Fixtures: \$40,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$40,000

See KBI file (KBI-I-19-22845) for Ownership, Other State Participation and Unemployment Rate.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: American Freedom Distillery, LLC
City: Somerset **County:** Pulaski
Activity: Manufacturing **Prelim Resolution #:** KBI-I-19-22851
Bus. Dev. Contact: Z. Lawrence **DFS Staff:** K. McCane
Project Description: American Freedom Distillery opened for business with its Horse Soldier Bourbon in 2017. The company has experienced rapid expansion into 12 states and online distribution. The company is seeking to build a distillation facility and rickhouse in order to meet demand.

Facility Details: Locating in a new facility

Anticipated Project Investment - Owned

Land
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$4,000,000	\$4,000,000
\$18,000,000	\$18,000,000
\$3,000,000	\$3,000,000
\$500,000	\$500,000
\$25,500,000	\$25,500,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$26.50	
1	58	\$26.50	\$87,000
2	58	\$26.50	\$87,000
3	58	\$26.50	\$87,000
4	58	\$26.50	\$87,000
5	58	\$26.50	\$87,000
6	58	\$26.50	\$87,000
7	58	\$26.50	\$87,000
8	58	\$26.50	\$87,000
9	58	\$26.50	\$87,000
10	58	\$26.50	\$87,000
11			
12			
13			
14			
15			

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$870,000

Incentive Type:
Enhanced

Statutory Minimum Wage Requirements:
Base hourly wage: \$9.06
Total hourly compensation: \$10.42

Ownership (20% or more):

John Koko - Clearwater, FL
Fred McClure via F&M - Indianapolis, IN

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 5.0%

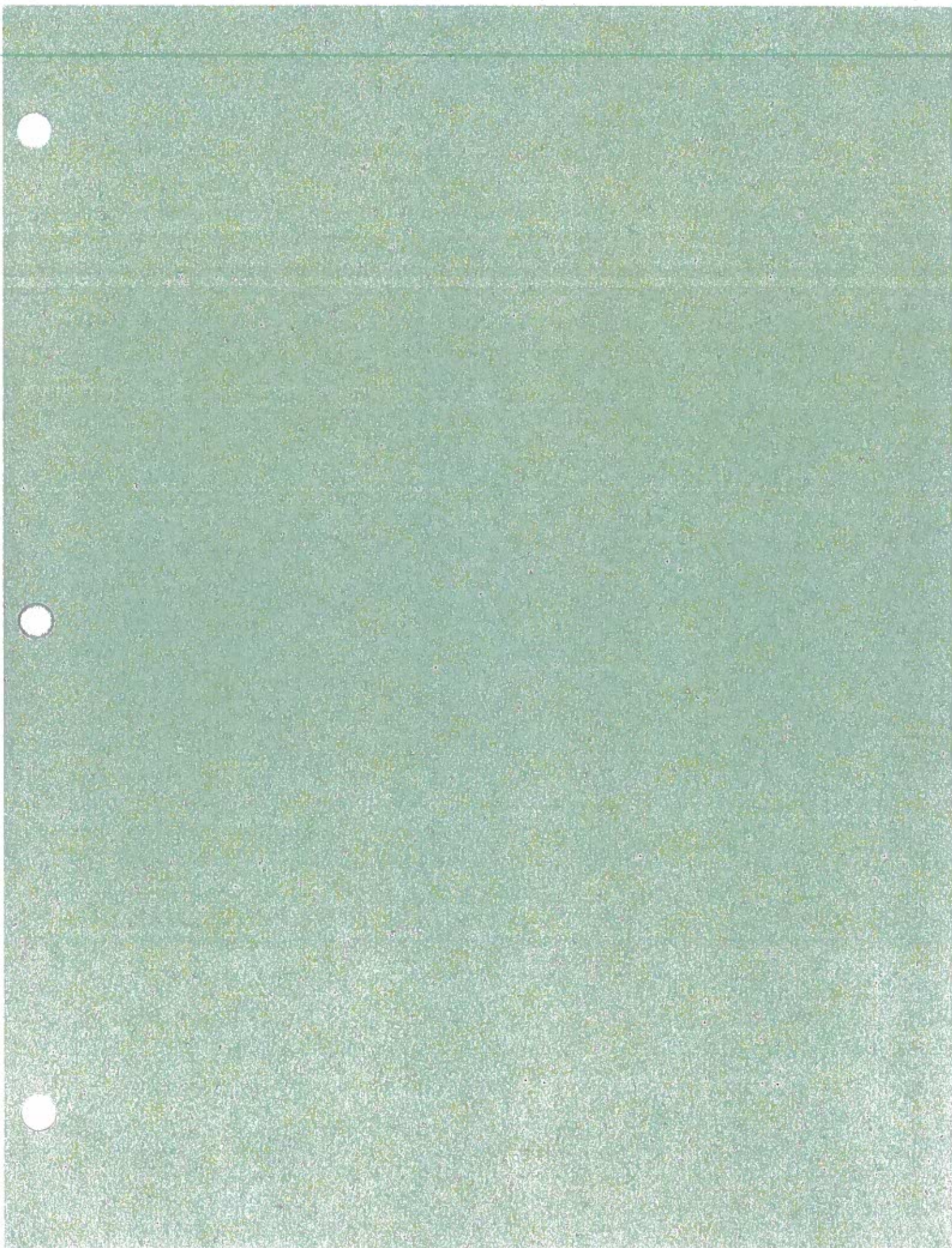
Unemployment Rate:

County: 4.3%

Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions: None



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: American Freedom Distillery, LLC
City: Somerset **County:** Pulaski
Activity: Manufacturing **Resolution #:** KEIA-20-22852
Bus. Dev. Contact: Z. Lawrence **DFS Staff:** K. McCane

Project Description: American Freedom Distillery opened for business with its Horse Soldier Bourbon in 2017. The company has experienced rapid expansion into 12 states and online distribution. The company is seeking to build a distillation facility and rickhouse in order to meet demand.

Facility Details: Locating in a new facility

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL:

Eligible Costs	Total Investment
\$0	\$4,000,000
\$15,000,000	\$18,000,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$3,000,000
\$0	\$500,000
\$15,000,000	\$25,500,000

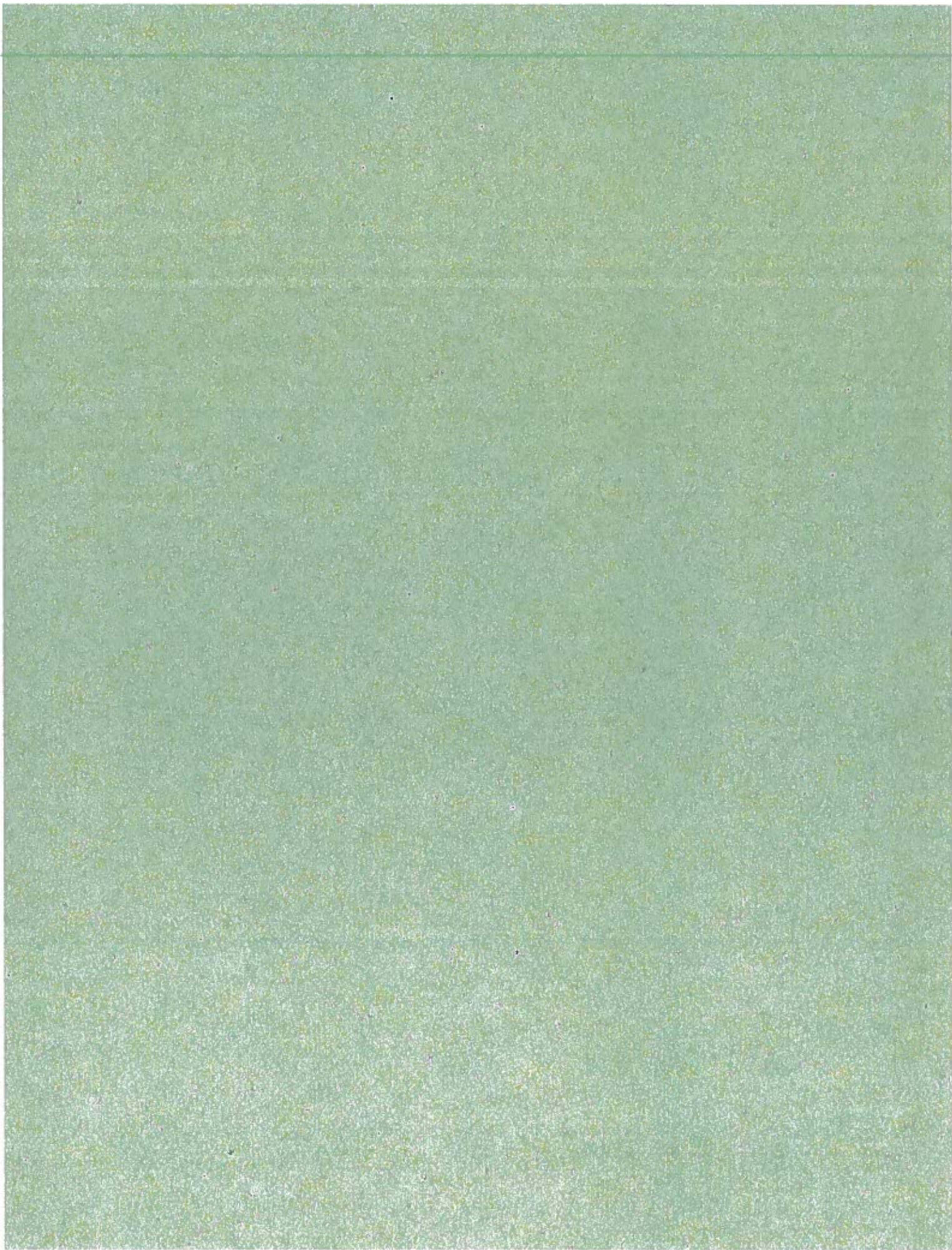
Approved Recovery Amount:

Construction Materials and Building Fixtures: \$130,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$130,000

See KBI file (KBI-I-19-22851) for Ownership, Other State Participation and Unemployment Rate.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Fresh Bourbon Inc. dba Edwards Spirit Company
City: Lexington **County:** Fayette
Activity: Manufacturing **Prelim Resolution #:** KBI-I-19-22730
Bus. Dev. Contact: B. Leep **DFS Staff:** K. McCane
Project Description: Fresh Bourbon Inc. dba Edwards Spirit Company set out in 2017 to establish a premier bourbon brand owned by African Americans. The company is considering constructing a 64,000 square foot building to operate as its headquarters and support the production and tours of its Spirit brands.

Facility Details: Locating in a new facility

Anticipated Project Investment - Owned

	Eligible Costs	Total Investment
Land	\$400,000	\$400,000
Building/Improvements	\$4,400,000	\$4,400,000
Equipment	\$200,000	\$450,000
Other Start-up Costs	\$150,000	\$150,000
TOTAL	\$5,150,000	\$5,400,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$18.00	
1	15	\$18.00	\$20,000
2	15	\$18.00	\$20,000
3	15	\$18.00	\$20,000
4	15	\$18.00	\$20,000
5	15	\$18.00	\$20,000
6	15	\$18.00	\$20,000
7	15	\$18.00	\$20,000
8	15	\$18.00	\$20,000
9	15	\$18.00	\$20,000
10	15	\$18.00	\$20,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$200,000

Incentive Type:

Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88

Total hourly compensation: \$12.51

Ownership (20% or more):

D. Sean Edwards - Lexington, KY

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%

Local: 1.0% Lexington-Fayette Urban County Government

Unemployment Rate:

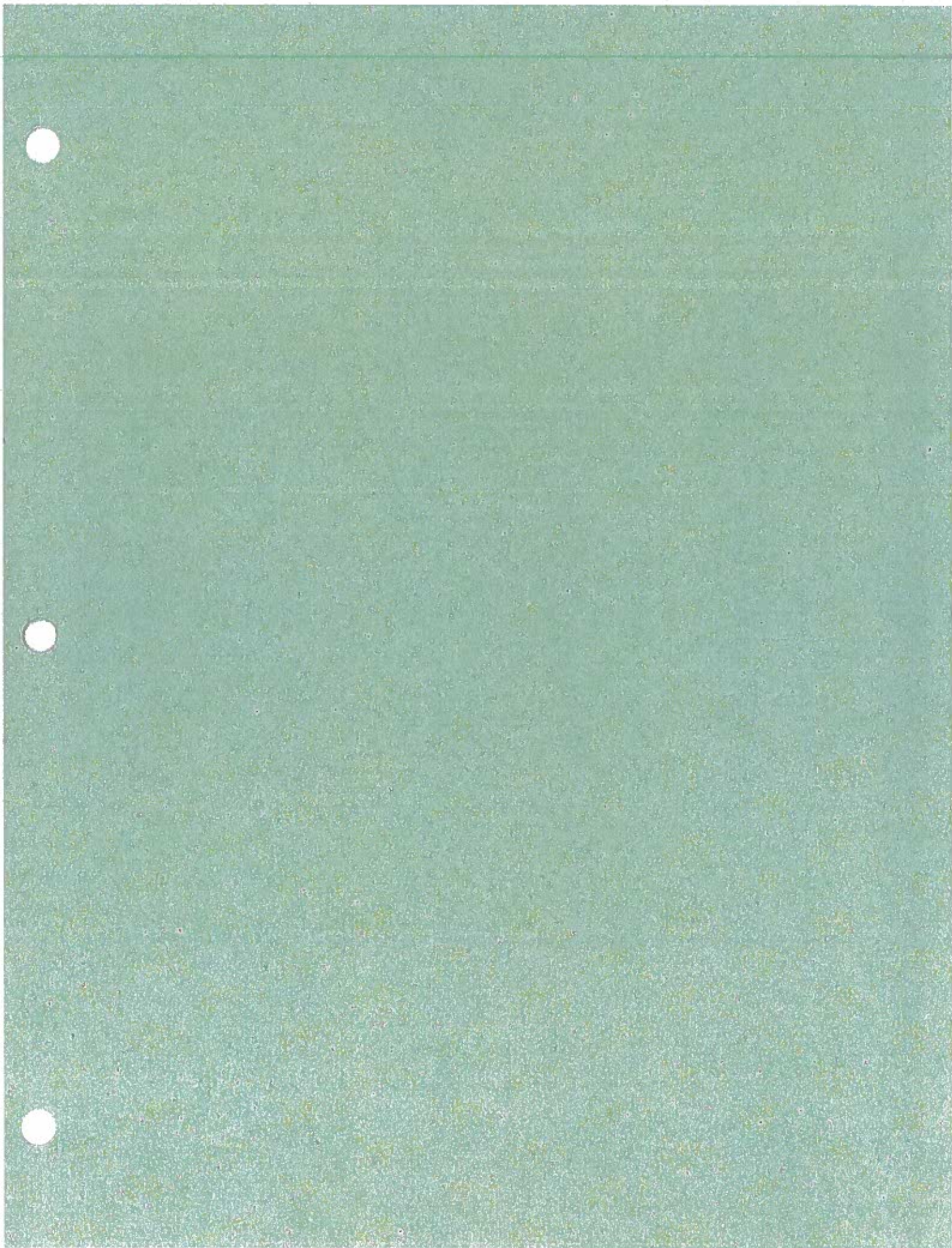
County: 2.8%

Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 2 full-time, Kentucky resident employees as of the application date.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: Fresh Bourbon Inc. dba Edwards Spirit Company
City: Lexington **County:** Fayette
Activity: Manufacturing **Resolution #:** KEIA-20-22731
Bus. Dev. Contact: B. Leep **DFS Staff:** K. McCane
Project Description: Fresh Bourbon Inc. dba Edwards Spirit Company set out in 2017 to establish a premier bourbon brand owned by African Americans. The company is considering constructing a 64,000 square foot building to operate as its headquarters and support the production and tours of its Spirit brands.

Facility Details: Locating in a new facility

Anticipated Project Investment

Land
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$400,000
\$3,200,000	\$4,400,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$450,000
\$0	\$150,000
\$3,200,000	\$5,400,000

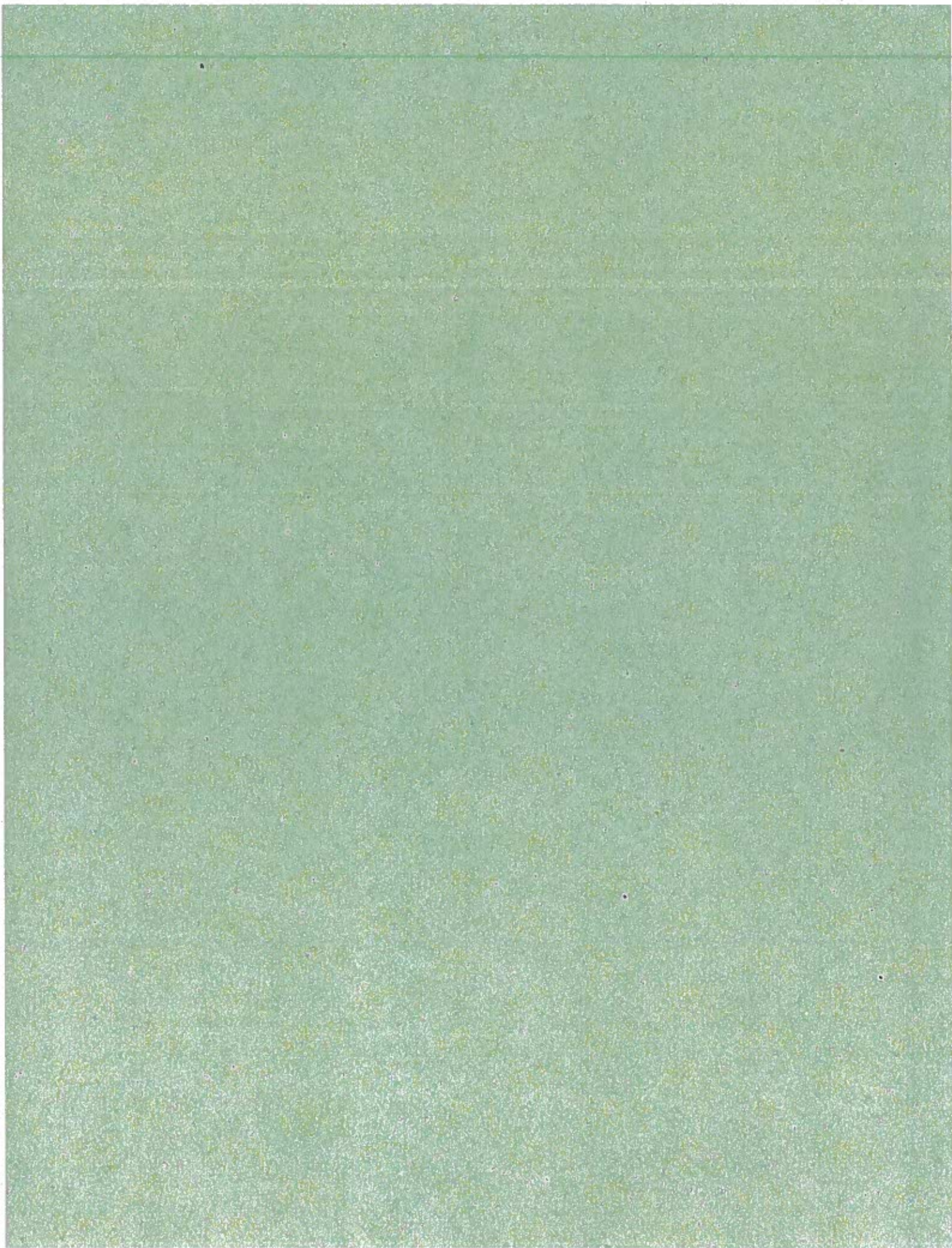
Approved Recovery Amount:

Construction Materials and Building Fixtures: \$125,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$125,000

See KBI file (KBI-I-19-22730) for Ownership, Other State Participation and Unemployment Rate.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: LeanCor, LLC
City: Florence **County:** Boone
Activity: Service & Technology **Prelim Resolution #:** KBI-IL-19-22856
Bus. Dev. Contact: E. Bishop **DFS Staff:** D. Phillips

Project Description: LeanCor, LLC is a third party logistics and supply chain company providing in-bound and/or out-bound parts and product logistics and distribution. The project would include a relocation from its existing location to meet customer demands.

Facility Details: Expanding existing operations

Anticipated Project Investment - Leased

Rent
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$1,435,000	\$2,870,000
\$1,500,000	\$1,500,000
\$0	\$0
\$30,000	\$30,000
\$2,965,000	\$4,400,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$40.00	
1	16	\$40.00	\$75,500
2	22	\$40.00	\$75,500
3	28	\$40.00	\$75,500
4	34	\$40.00	\$75,500
5	40	\$40.00	\$75,500
6	46	\$40.00	\$75,500
7	52	\$40.00	\$75,500
8	53	\$40.00	\$75,500
9	53	\$40.00	\$75,500
10	53	\$40.00	\$75,500

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$755,000

Incentive Type:

Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88

Total hourly compensation: \$12.51

Ownership (20% or more):

Robert Martichenko - Sarasota, FL

Active State Participation at the project site: None**Requested Wage Assessment / Local Participation:**

State: 3.0%

Local: 1.0% - .7857% City of Florence/.2143% Boone County

Unemployment Rate:

County: 2.9%

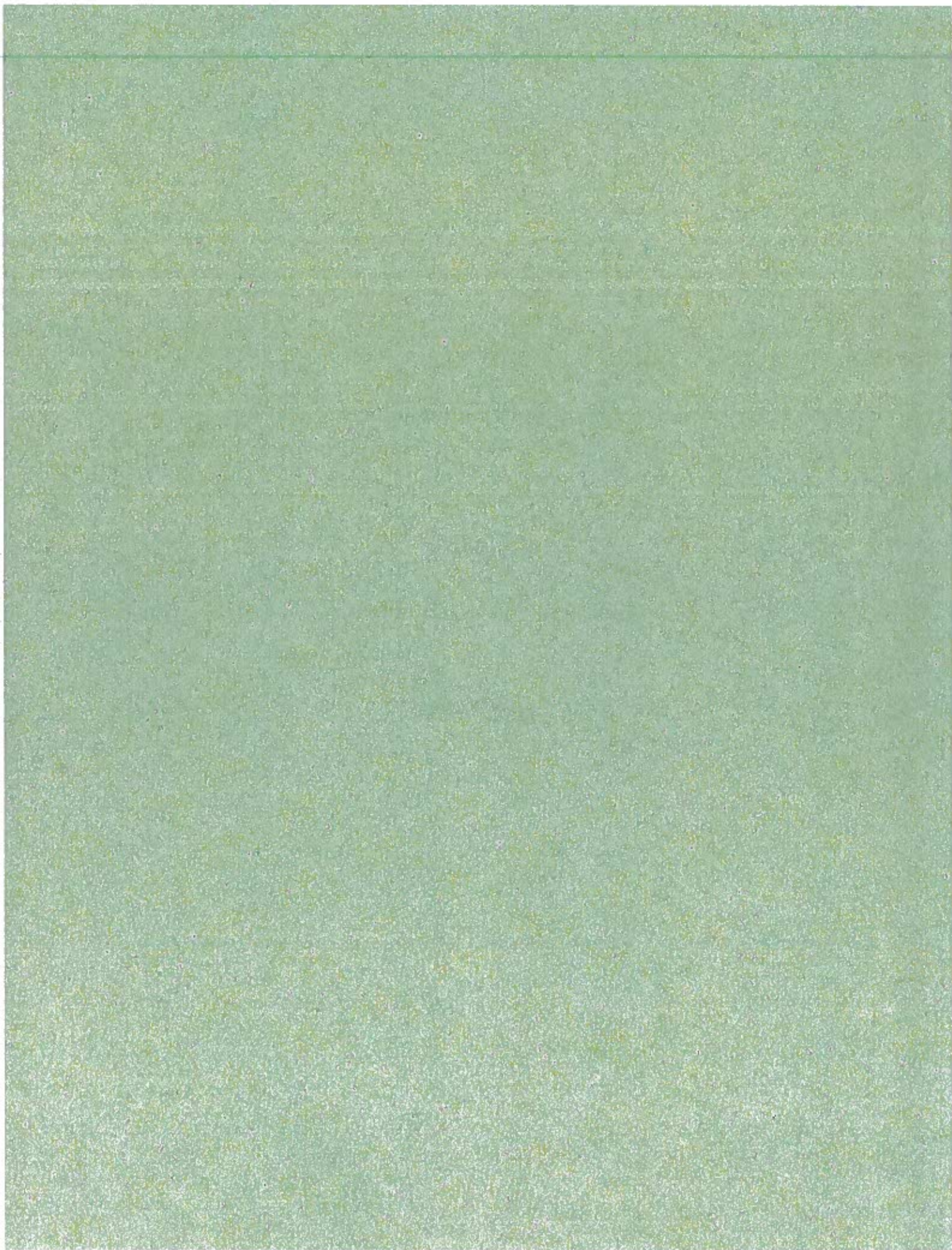
Kentucky: 3.8%

Existing Presence in Kentucky:

Boone County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 58 full-time, Kentucky resident employees as of the application date.



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT**

Date: December 12, 2019
Approved Company: LeanCor, LLC
City: Florence
Activity: Service & Technology
Bus. Dev. Contact: E. Bishop

County: Boone
Resolution #: KEIA-20-22857
DFS Staff: D. Phillips

Project Description: LeanCor, LLC is a third party logistics and supply chain company providing in-bound and/or out-bound parts and product logistics and distribution. The project would include a relocation from its existing location to meet customer demands.

Facility Details: Expanding existing operations

Anticipated Project Investment

Rent
Building Construction
Electronic Processing Equipment
Research & Development Equipment
Flight Simulation Equipment
Other Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$2,870,000
\$750,000	\$1,500,000
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$30,000
\$750,000	\$4,400,000

Existing Presence in Kentucky:
Boone County

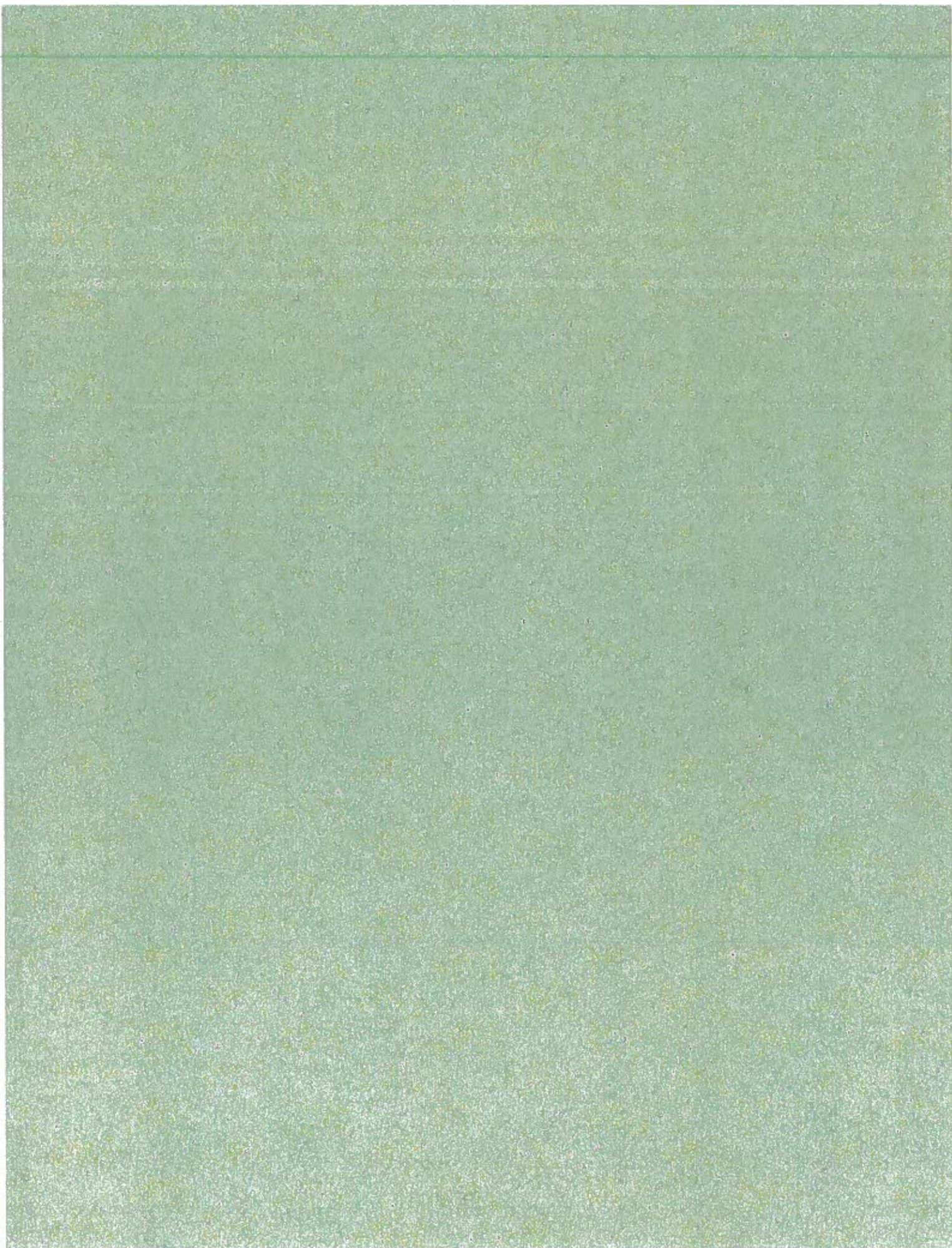
Approved Recovery Amount:

Construction Materials and Building Fixtures: \$45,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$45,000

See KBI file (KBI-IL-19-22856) for Ownership, Other State Participation and Unemployment Rate.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: SolarEdge Technologies Inc.
City: Lexington **County:** Fayette
Activity: Service & Technology **Prelim Resolution #:** KBI-IL-19-22794
Bus. Dev. Contact: B. Cox **DFS Staff:** D. Phillips
Project Description: SolarEdge Technologies Inc. is a global leader in smart energy technology and provides intelligent inverter solutions that changed the way power is harvested and managed in photovoltaic (PV) systems. The project would include a call center operation in Lexington.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased
Rent
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$1,750,000	\$3,500,000
\$800,000	\$800,000
\$500,000	\$500,000
\$100,000	\$100,000
\$3,150,000	\$4,900,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	60	\$20.00	
1	130	\$20.00	\$110,000
2	230	\$20.00	\$110,000
3	230	\$20.00	\$110,000
4	230	\$20.00	\$110,000
5	230	\$20.00	\$110,000
6	230	\$20.00	\$110,000
7	230	\$20.00	\$110,000
8	230	\$20.00	\$110,000
9	230	\$20.00	\$110,000
10	230	\$20.00	\$110,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$1,100,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):
Publicly Traded

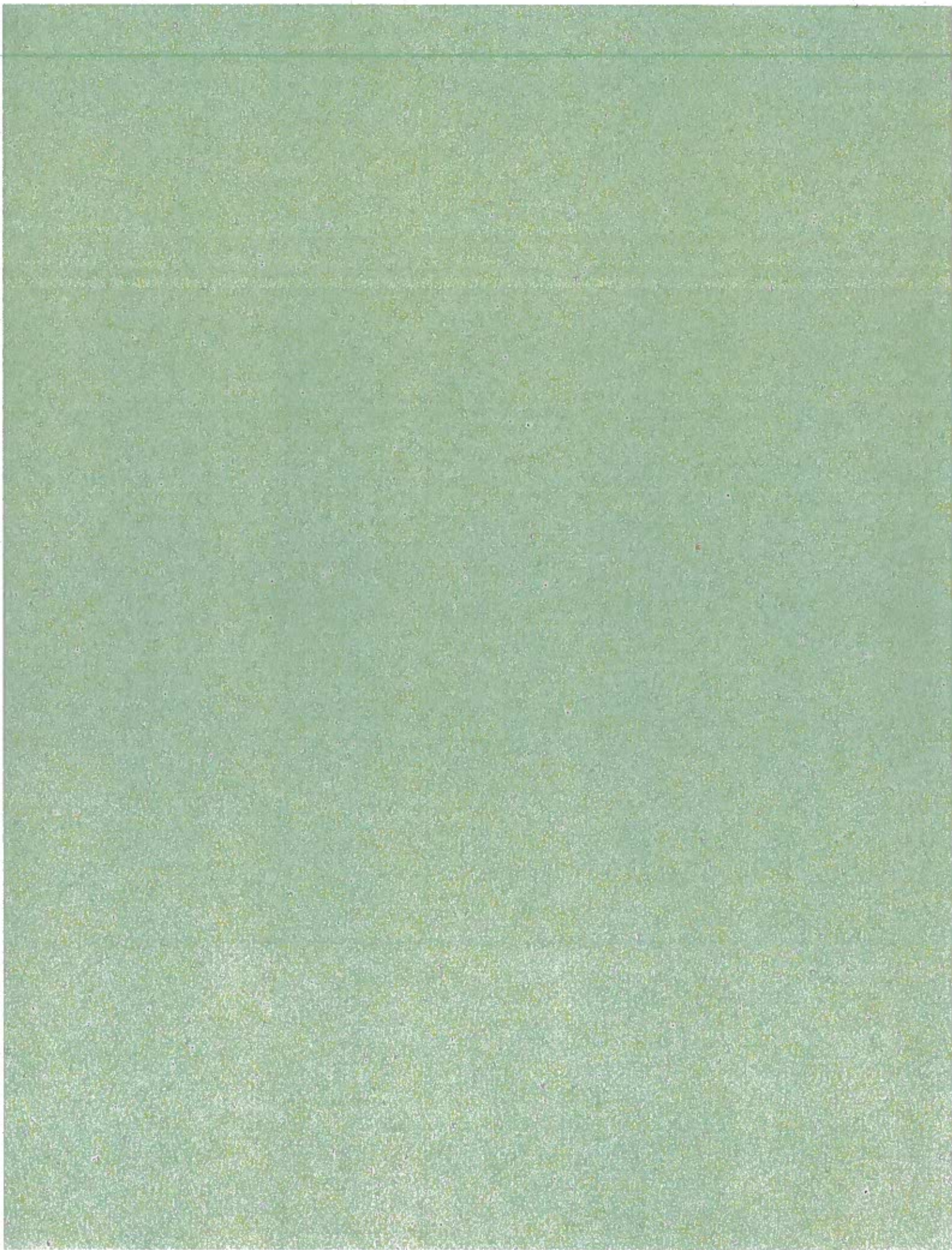
Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 1.5%
Local: 0.5% - Lexington-Fayette Urban County Government

Unemployment Rate:
County: 2.8%
Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions: None



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: WABCO USA LLC
City: Hebron
Activity: Service & Technology
Bus. Dev. Contact: B. Cox

County: Boone
Prelim Resolution #: KBI-IL-19-22855
DFS Staff: D. Phillips

Project Description: WABCO USA LLC is a subsidiary of WABCO North America which has various business units serving commercial vehicle manufacturers, fleet operators, and the Aftermarket. The company is considering expanding OEM business in an existing operation in the United States.

Facility Details: Expanding existing operations

Anticipated Project Investment - Leased

Rent
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$350,000	\$350,000
\$400,000	\$2,368,167
\$350,000	\$350,000
\$1,100,000	\$3,068,167

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	20	\$39.00	
1	41	\$39.00	\$110,000
2	82	\$39.00	\$110,000
3	123	\$39.00	\$110,000
4	123	\$39.00	\$110,000
5	123	\$39.00	\$110,000
6	123	\$39.00	\$110,000
7	123	\$39.00	\$110,000
8	123	\$39.00	\$110,000
9	123	\$39.00	\$110,000
10	123	\$39.00	\$110,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$1,100,000

Incentive Type:

Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88

Total hourly compensation: \$12.51

Ownership (20% or more):

Publicly Traded

Active State Participation at the project site: None**Requested Wage Assessment / Local Participation:**

State: 1.5%

Local: .4% - Boone County Fiscal Court

Unemployment Rate:

County: 2.9%

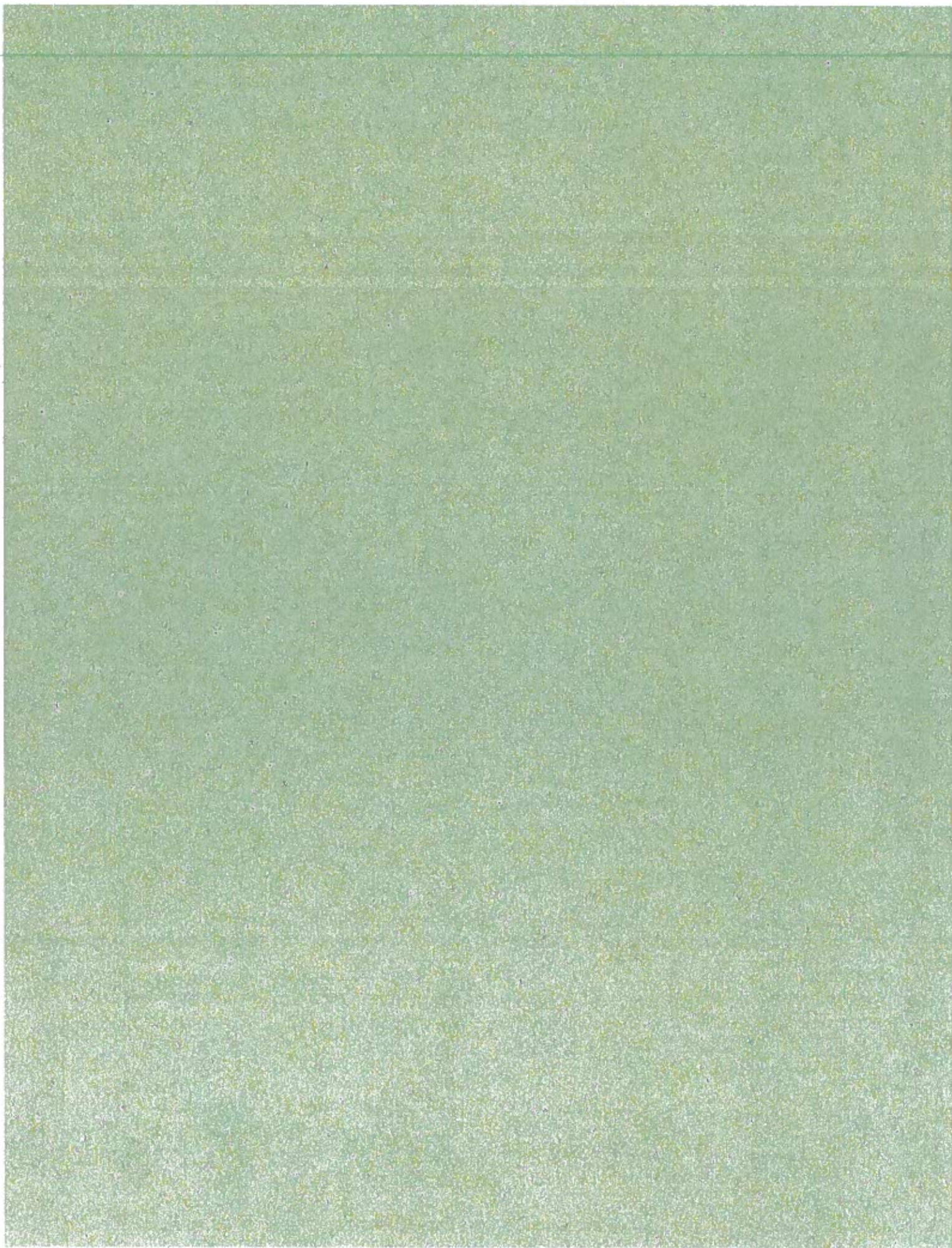
Kentucky: 3.8%

Existing Presence in Kentucky:

Boone County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 60 full-time, Kentucky resident employees as of the application date.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Android Industries - Bowling Green, L.L.C.
City: Bowling Green **County:** Warren
Activity: Manufacturing **Prelim Resolution #:** KBI-IL-19-22733
Bus. Dev. Contact: A. Luttner **DFS Staff:** D. Phillips
Project Description: Android Industries - Bowling Green, L.L.C. is a leader in complex assembly, tooling and equipment solutions. The project will include an expansion of its current facility in Bowling Green.

Facility Details: Expanding existing operations

Anticipated Project Investment - Leased

Rent

Building/Improvements

Equipment

Other Start-up Costs

TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$0	\$0
\$1,000,000	\$1,400,000
\$0	\$0
\$1,000,000	\$1,400,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	50	\$27.06	
1	50	\$27.06	\$45,000
2	50	\$27.06	\$45,000
3	50	\$27.06	\$45,000
4	50	\$27.06	\$45,000
5	50	\$27.06	\$45,000
6	50	\$27.06	\$45,000
7	50	\$27.06	\$45,000
8	50	\$27.06	\$45,000
9	50	\$27.06	\$45,000
10	50	\$27.06	\$45,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:**\$450,000**

Incentive Type:

Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88

Total hourly compensation: \$12.51

Ownership (20% or more):

Android Industries LLC - Bowling Green, KY

Active State Participation at the project site: None**Requested Wage Assessment / Local Participation:**

State: 3.0%

Local: 1.0% - City of Bowling Green

Unemployment Rate:

County: 3.2%

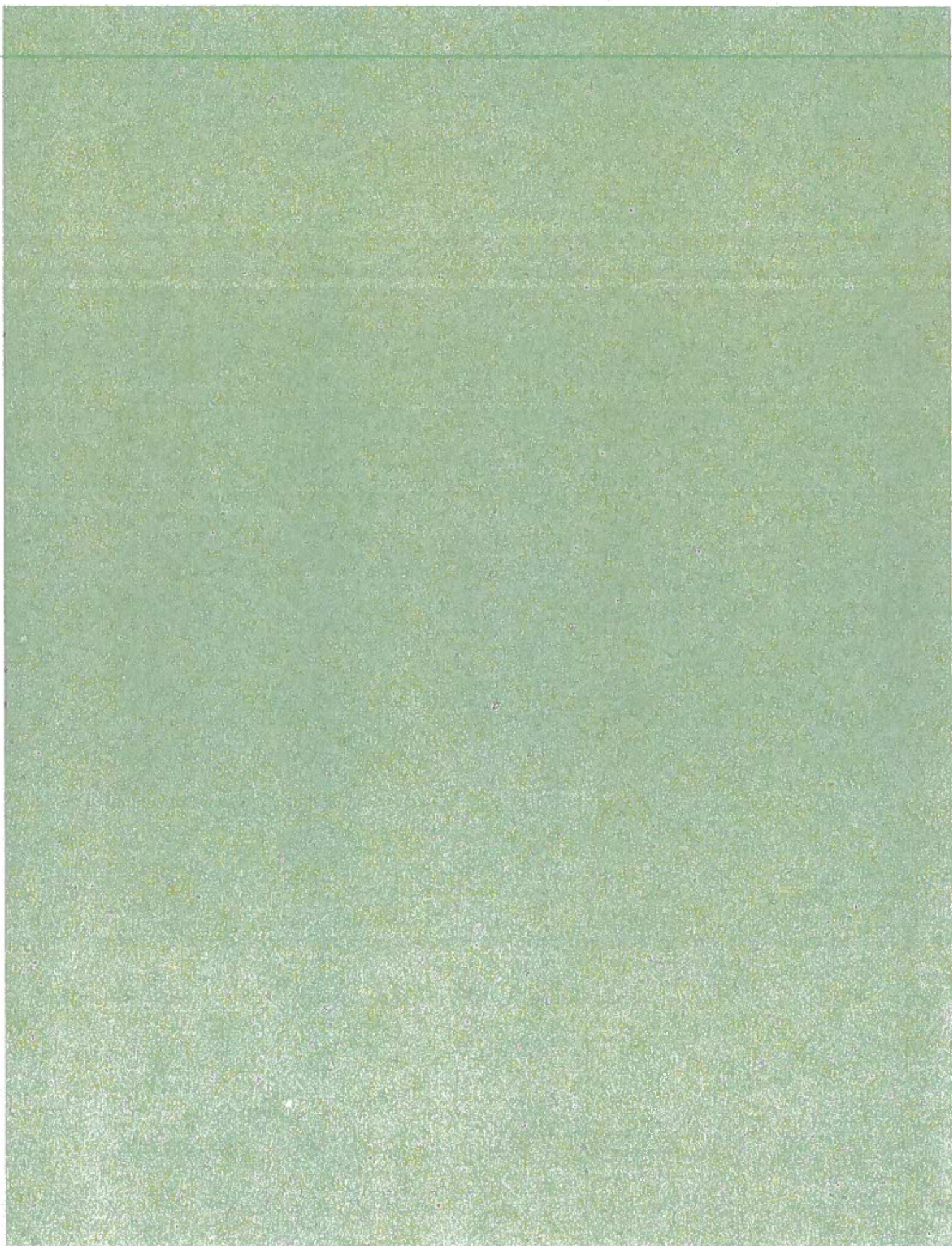
Kentucky: 3.8%

Existing Presence in Kentucky:

Warren County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 74 full-time, Kentucky resident employees as of the application date.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Packaging Technology Group, Inc.
City: Louisville **County:** Jefferson
Activity: Manufacturing **Prelim Resolution #:** KBI-IL-19-22838
Bus. Dev. Contact: A. Franklin **DFS Staff:** M. Elder
Project Description: Packaging Technology Group, Inc. (PTG) designs, engineers and manufactures thermal shipping and packaging solutions for clients in the biopharmaceutical and life sciences sector. PTG is considering a new location in Kentucky that will allow expansion of its capacity and product portfolio.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased

Rent
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$500,000	\$1,000,000
\$45,000	\$45,000
\$200,000	\$750,000
\$90,000	\$90,000
\$835,000	\$1,885,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$21.00	
1	15	\$21.00	\$80,000
2	21	\$21.00	\$80,000
3	30	\$21.00	\$80,000
4	36	\$21.00	\$80,000
5	40	\$21.00	\$80,000
6	40	\$21.00	\$80,000
7	40	\$21.00	\$80,000
8	40	\$21.00	\$80,000
9	40	\$21.00	\$80,000
10	40	\$21.00	\$80,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$800,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):
William Blezard Mattapoisett, MA

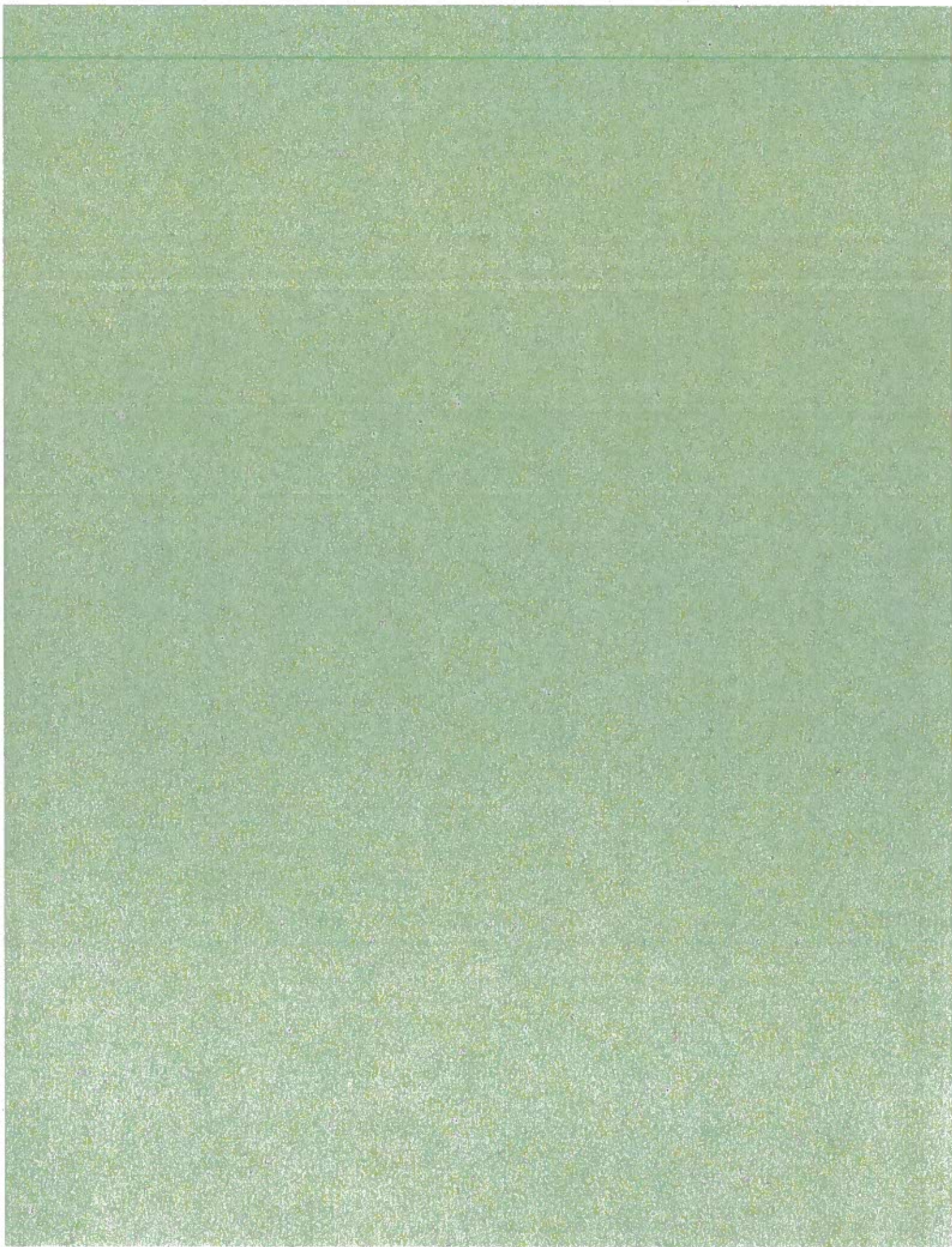
Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 3.0%
Local: 1.0% Louisville-Jefferson County Metro Government

Unemployment Rate:
County: 3.6% Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions: None



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Heritage Millworks, LLC dba Powell Valley Millwork
City: Jeffersonville **County:** Montgomery
Activity: Manufacturing **Prelim Resolution #:** KBI-I-19-22837
Bus. Dev. Contact: J. Neal **DFS Staff:** M. Elder
Project Description: Heritage Millworks, LLC dba Powell Valley Millwork is a family-owned and operated company with experience in the secondary wood manufacturing marketplace. The company is considering expanding its manufacturing facility in Jeffersonville to support increased demand for production.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned

Land
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$50,000	\$50,000
\$2,150,000	\$2,150,000
\$1,930,000	\$1,930,000
\$285,000	\$285,000
\$4,415,000	\$4,415,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$18.00	
1	20	\$18.00	\$150,000
2	30	\$18.00	\$150,000
3	40	\$18.00	\$150,000
4	50	\$18.00	\$150,000
5	60	\$18.00	\$150,000
6	70	\$18.00	\$150,000
7	70	\$18.00	\$150,000
8	70	\$18.00	\$150,000
9	70	\$18.00	\$150,000
10	70	\$18.00	\$150,000
11			
12			
13			
14			
15			

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$1,500,000

Incentive Type:
Enhanced

Statutory Minimum Wage Requirements:
Base hourly wage: \$9.06
Total hourly compensation: \$10.42

Ownership (20% or more):

James K. Thornberry Lexington, KY
James T. Thornberry Lexington, KY

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 5.0%

Unemployment Rate:

County: 4.4%

Kentucky: 3.8%

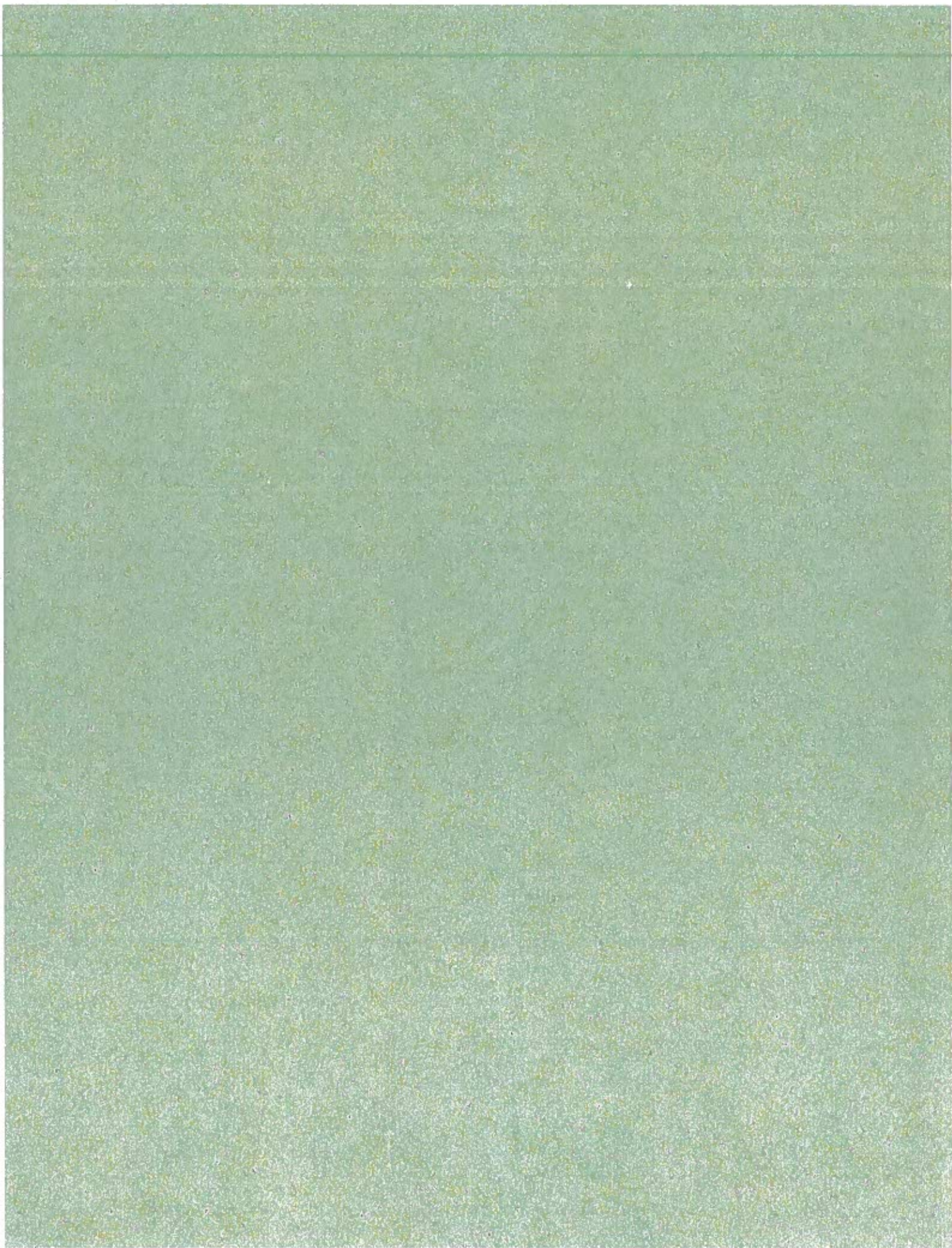
Existing Presence in Kentucky:

Montgomery and Powell Counties

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 50 full-time, Kentucky resident employees as of the application date.

The company will be required to maintain 90% of the total statewide full-time, Kentucky resident employees at all company locations, excluding the site of the project, as of the date of preliminary approval.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: DDS Glass Doors, L.L.C.
City: Elkton
Activity: Manufacturing
Bus. Dev. Contact: C. Peek

County: Todd
Prelim Resolution #: KBI-I-19-22848
DFS Staff: M. Elder

Project Description: DDS Glass Doors, L.L.C. manufactures glass cooler and freezer doors, beer cave doors, windows and accessories for the convenience store and supermarket industry. To meet increased production demands from growth opportunities, the company is considering purchasing a building in Elkton, as well as additional equipment, workstations and conveyor lines.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned

Land
Building/Improvements
Equipment
Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$0	\$0
\$1,400,000	\$1,400,000
\$200,000	\$200,000
\$0	\$0
\$1,600,000	\$1,600,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$23.00	
1	20	\$23.00	\$100,000
2	30	\$23.00	\$100,000
3	40	\$23.00	\$100,000
4	50	\$23.00	\$100,000
5	50	\$23.00	\$100,000
6	50	\$23.00	\$100,000
7	50	\$23.00	\$100,000
8	50	\$23.00	\$100,000
9	50	\$23.00	\$100,000
10	50	\$23.00	\$100,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$1,000,000

Incentive Type:

Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88

Total hourly compensation: \$12.51

Ownership (20% or more):

Stephen K. Williams Goodlettsville, TN

Michele M. Williams Goodlettsville, TN

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%

Local: 1.0% City of Elkton

Unemployment Rate:

County: 3.4%

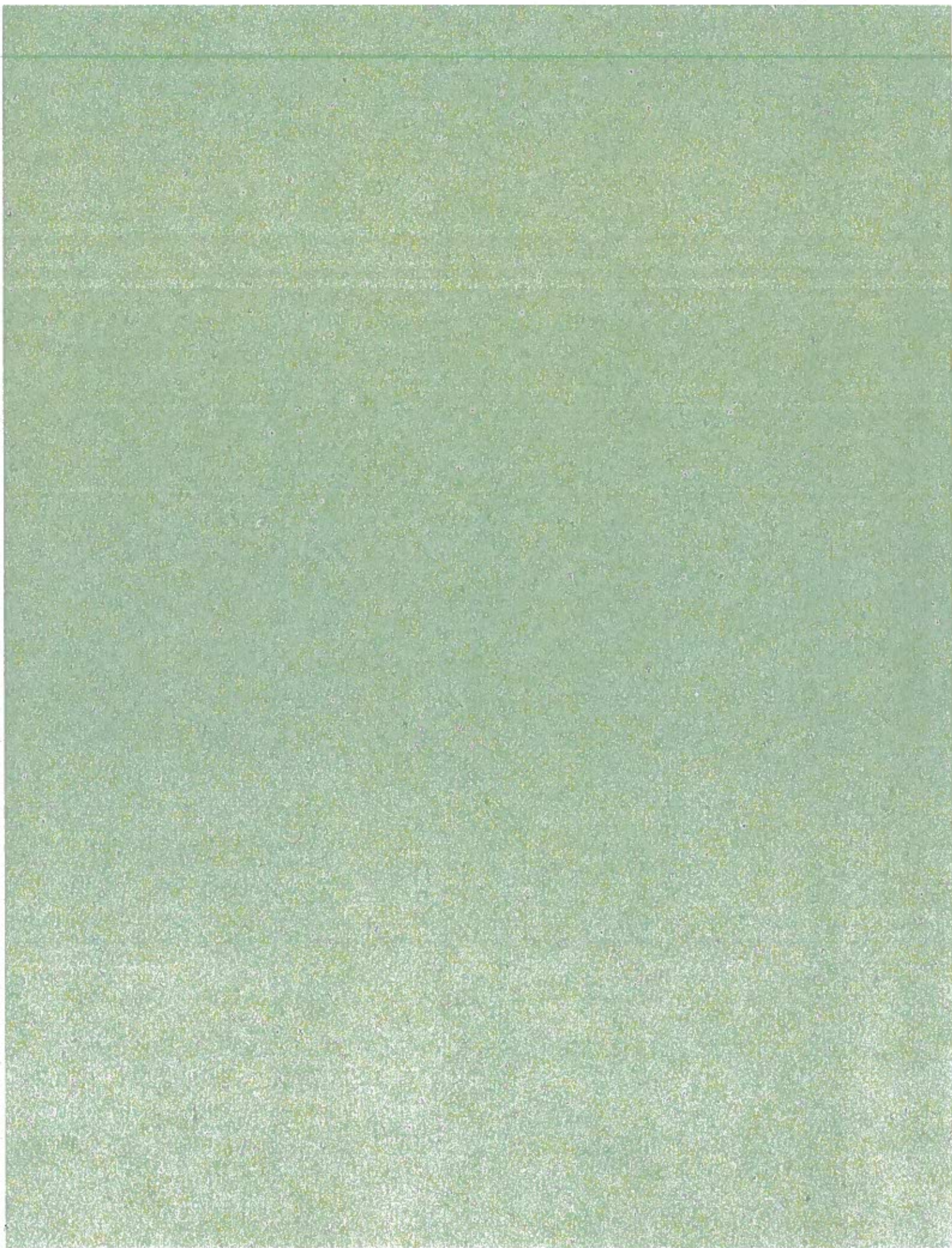
Kentucky: 3.8%

Existing Presence in Kentucky:

Todd County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 27 full-time, Kentucky resident employees as of the application date.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - PRELIMINARY APPROVAL

Date: December 12, 2019
Approved Company: Axon Connected LLC
Approved Affiliate(s): Caza Health LLC
 AxImmune Corporation
 Axon DX LLC
City: Bowling Green
Activity: Service & Technology
Bus. Dev. Contact: C. Peek

County: Warren
Prelim Resolution #: KBI-IL-19-22853
DFS Staff: M. Elder

Project Description: Axon Connected LLC is currently building technology-based companies in healthcare, communications, and data. The company is expanding and evaluating its commercialization focused business entities. This project would establish a location for executive management and all operational activities including locating the affiliate product lines as well.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased

Rent
 Building/Improvements
 Equipment
 Other Start-up Costs
TOTAL

Eligible Costs	Total Investment
\$187,500	\$375,000
\$100,000	\$100,000
\$1,000,000	\$1,000,000
\$18,900,000	\$18,900,000
\$20,187,500	\$20,375,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	55	\$43.00	
1	55	\$43.00	\$200,000
2	55	\$43.00	\$200,000
3	55	\$43.00	\$200,000
4	55	\$43.00	\$200,000
5	55	\$43.00	\$200,000
6			
7			
8			
9			
10			

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$1,000,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):

Kent Murphy Arlington, VA

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%

Local: 1.0% City of Bowling Green

Unemployment Rate:

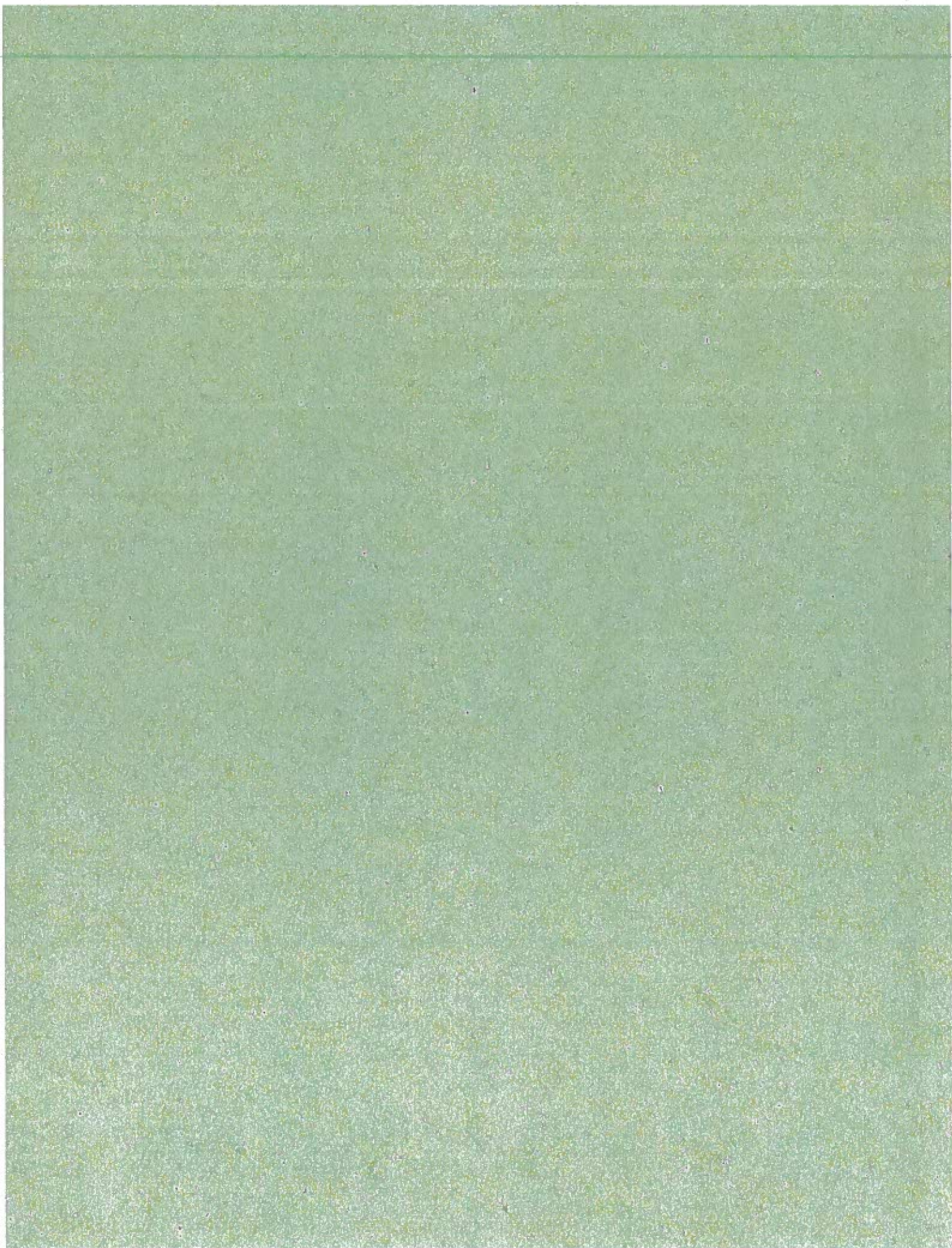
County: 3.2%

Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions:

Only investment costs incurred by the approved company will be considered towards calculating eligible costs. Only the approved company may participate in the corporate income tax credit incentive (no affiliate is eligible). The jobs creation/maintenance and wage requirements will be satisfied collectively by the approved company and the affiliate(s) recognized above.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL**

Date: December 12, 2019
Approved Company: Southern Star Central Gas Pipeline, Inc.
City: Owensboro **County:** Daviess
Activity: Headquarters **Prelim Resolution #:** KBI-I-19-22835
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder

Project Description: Southern Star Central Gas Pipeline, Inc. is a leading transporter of natural gas with approximately 5,800 miles of natural gas transmission pipeline. The company is considering upgrading its headquarters location by adding office space, parking lot upgrades as well as infrastructure improvements.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned

	Eligible Costs	Total Investment
Land	\$0	\$0
Building/Improvements	\$2,969,759	\$2,969,759
Equipment	\$0	\$0
Other Start-up Costs	\$350,000	\$350,000
TOTAL	\$3,319,759	\$3,319,759

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	12	\$37.00	
1	12	\$37.00	\$20,000
2	13	\$37.00	\$20,000
3	13	\$37.00	\$20,000
4	13	\$37.00	\$20,000
5	13	\$37.00	\$20,000
6	13	\$37.00	\$20,000
7	13	\$37.00	\$20,000
8	13	\$37.00	\$20,000
9	13	\$37.00	\$20,000
10	13	\$37.00	\$20,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$200,000

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Ownership (20% or more):

CDP Infrastructures Fund G. P. Montreal, Quebec
CDPQ Investments (U.S) Inc. Montreal, Quebec
Ullico Infrastructure Mgt. Co LLC Silver Spring, MO

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:

State: 3.0%
Local: 0.35% Daviess County

Unemployment Rate:

County: 3.4% Kentucky: 3.8%

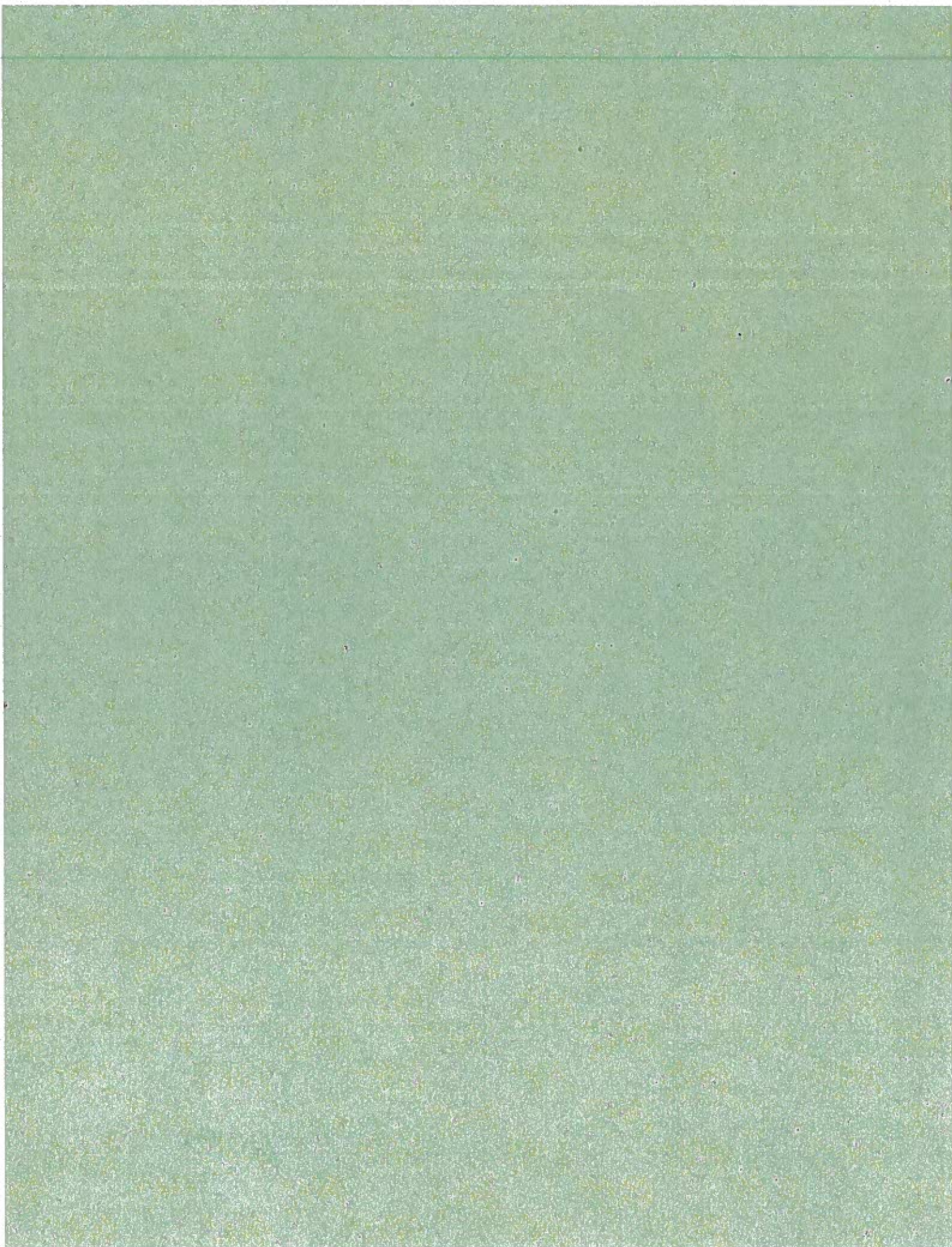
Existing Presence in Kentucky:

Daviess County

Special Conditions:

The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 216 full-time, Kentucky resident employees as of the application date.

The project will include multiple locations within Daviess County/Owensboro. Only investment costs incurred at 4700 Hwy 56 will be considered towards calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY**KBI REPORT - PRELIMINARY APPROVAL****Date:** December 12, 2019**Approved Company:** Boxvana LLC**City:** Debord**Activity:** Manufacturing**Bus. Dev. Contact:** Z. Lawrence**County:** Martin**Prelim Resolution #:** KBI-IL-19-22790**DFS Staff:** K. McCane

Project Description: Boxvana LLC opened for business in 2018 as a modular home designer and manufacturer. The company is considering purchasing new equipment and leasing a facility to expand its production capacity.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased

Rent

Building/Improvements

Equipment

Other Start-up Costs

TOTAL

Eligible Costs	Total Investment
\$696,250	\$1,392,500
\$135,000	\$135,000
\$635,000	\$635,000
\$200,000	\$200,000
\$1,666,250	\$2,362,500

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	\$23.50	
1	15	\$23.50	\$40,000
2	25	\$23.50	\$40,000
3	25	\$23.50	\$40,000
4	25	\$23.50	\$40,000
5	25	\$23.50	\$40,000
6	25	\$23.50	\$40,000
7	25	\$23.50	\$40,000
8	25	\$23.50	\$40,000
9	25	\$23.50	\$40,000
10	25	\$23.50	\$40,000
11			
12			
13			
14			
15			

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:**\$400,000**

Incentive Type:
Enhanced

Statutory Minimum Wage Requirements:
Base hourly wage: \$9.06
Total hourly compensation: \$10.42

Ownership (20% or more):
Harrison Langley - Naples, FL

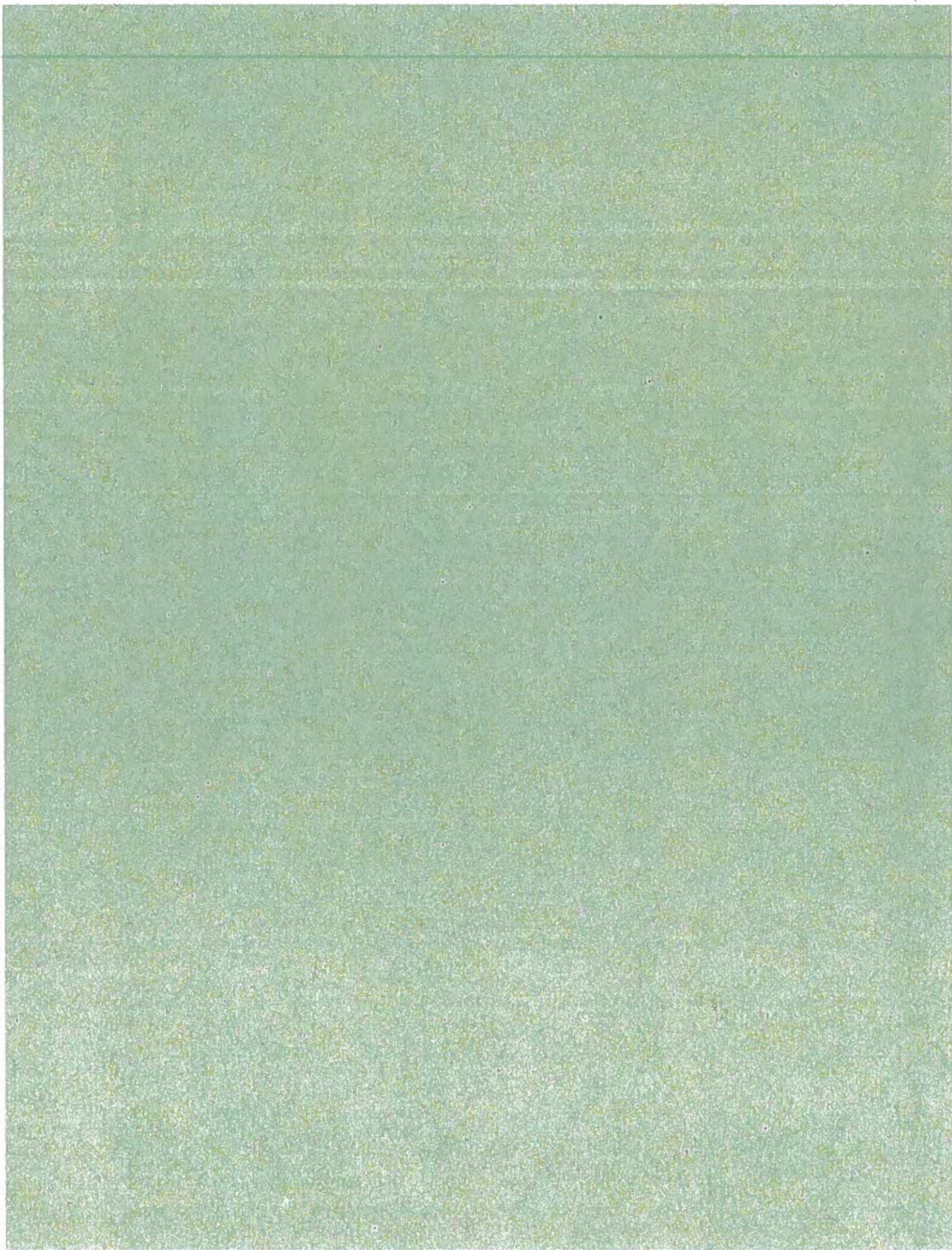
Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 5.0%


Unemployment Rate:
County: 6.5%
Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions: None



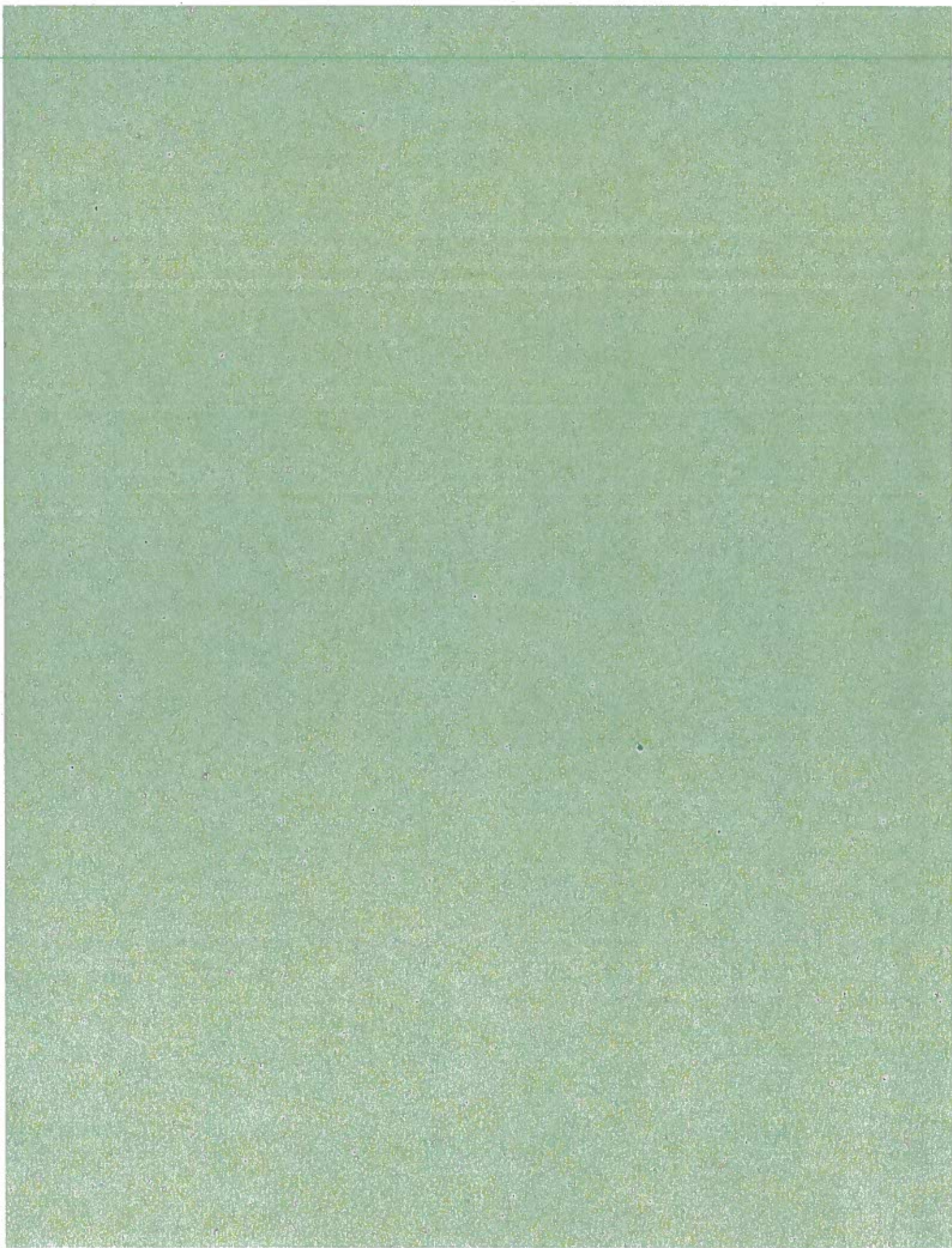
MEMORANDUM

TO: KEDFA Board Members
FROM: Michelle Elder 
Incentive Administration Division
DATE: December 12, 2019
SUBJECT: KBI Extensions

The following companies have previously received KBI preliminary approval and are requesting approval of a time extension:

Company	County	Extension
Fritz Winter North America LP	Simpson	3 Month
Hema Biologics	Jefferson	9 Month
Homecare Products, Inc. dba EZ-Access	Union	12 Month
Kentucky Green Harvest LLC	Lincoln	12 Month
MobileMedTek Holding, Inc.	Jefferson	12 Month
Nishida Art Specialty Composite America Inc.	Franklin	12 Month
NX Development Corp.	Fayette	12 Month
Performance Feeds, LLC	Warren	12 Month
Precision Tooling Products, LLC	Graves	12 Month
Resolve Packaging, LLC	Boone	12 Month
Sonic Electronix, Inc.	Jefferson	12 Month

Staff recommends approval.



KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date: December 12, 2019
Preliminary Approval: December 8, 2016
Approved Company: Mubea Tailor Rolled Blanks, LLC
City: Florence **County:** Boone
Activity: Manufacturing **Final Resolution #:** KBI-F-19-21435
Bus. Dev. Contact: B. Cox **DFS Staff:** K. McCane

Project Description: Mubea is a leading supplier of highly technical components to the automotive industry and opened operations in Northern Kentucky in 1982. The company specializes in suspension springs, stabilizer bars, transmission springs, spring band hose clamps, and Tailor Rolled Blanks. Mubea Tailor Rolled Blanks, LLC expanded its footprint and installed a second rolling mill and additional presses to meet market demand.

Anticipated Project Investment - Owned

Eligible Costs	Total Investment
\$17,680,000	\$73,334,500

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	44	\$30.00	
1	66	\$30.00	\$200,000
2	102	\$30.00	\$200,000
3	118	\$30.00	\$200,000
4	118	\$30.00	\$200,000
5	118	\$30.00	\$200,000
6	118	\$30.00	\$200,000
7	118	\$30.00	\$200,000
8	118	\$30.00	\$200,000
9	118	\$30.00	\$200,000
10	118	\$30.00	\$200,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$2,000,000

County Type:
Other

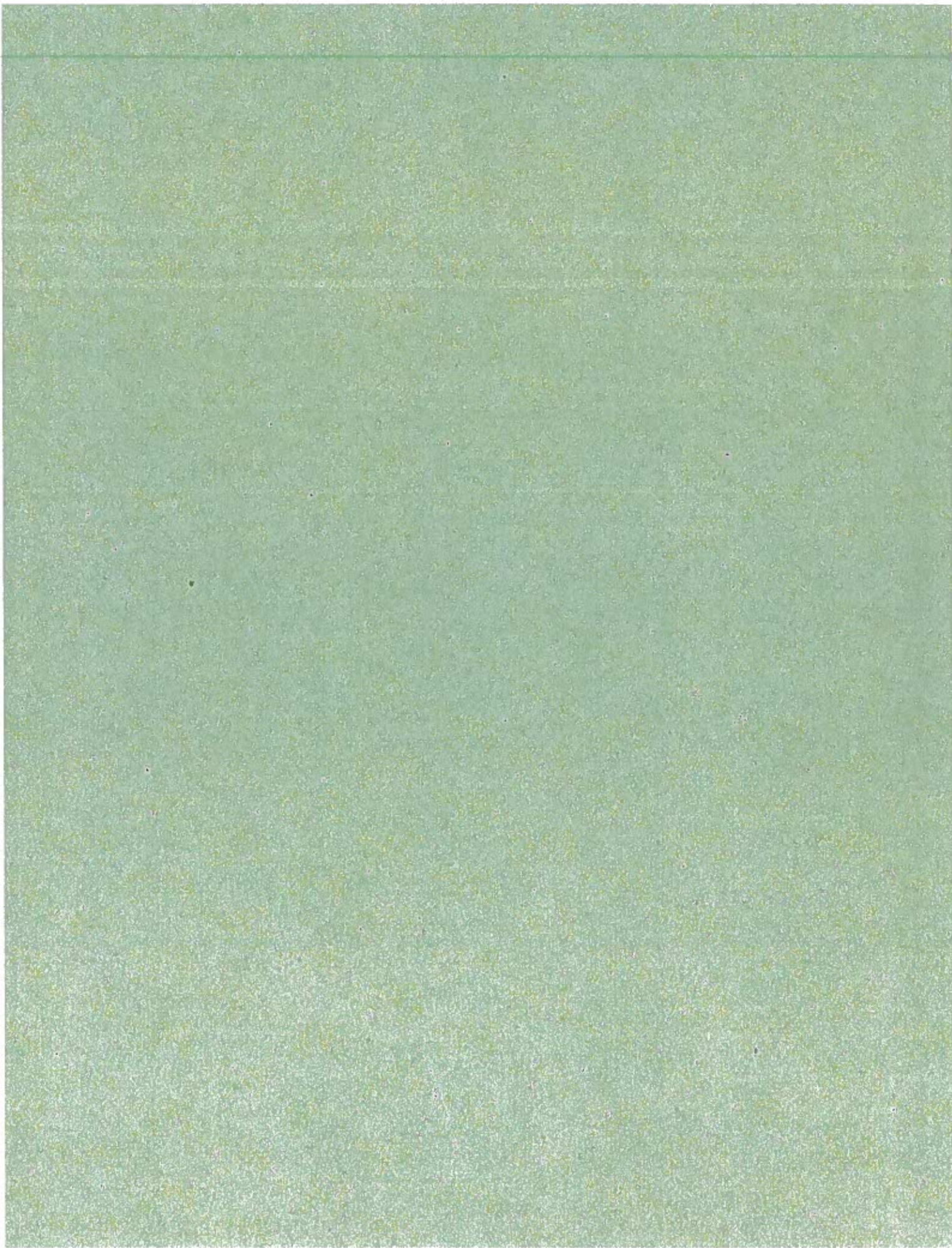
Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88
Total hourly compensation: \$12.51

Special Conditions:

Maintain Base Employment: 132
Maintain Statewide Employment: 879

Modifications since preliminary approval? No



**KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL**

Date: December 12, 2019
Preliminary Approval: December 7, 2017
Approved Company: Tru-Tone Finishing Inc.
City: Lexington
Activity: Manufacturing
Bus. Dev. Contact: B. Cox

County: Fayette
Final Resolution #: KBI-FL-19-21902
DFS Staff: D. Phillips

Project Description: Tru-Tone Finishing Inc. has been a successful and growing family run business for about 25 years with operations in Illinois and Texas. While its primary services are e-coating and powder coating of industrial parts, the company also offers tailored packaging or light assembly when required. The project included leasing a new facility in Lexington for its e-coat metal finishing process to provide service to customers in the surrounding region.

Anticipated Project Investment - Leased

Eligible Costs	Total Investment
\$1,800,000	\$4,600,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	25	\$15.00	
1	25	\$15.00	\$100,000
2	40	\$15.00	\$100,000
3	70	\$15.00	\$100,000
4	100	\$15.00	\$100,000
5	120	\$15.00	\$100,000
6			
7			
8			
9			
10			

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:

\$500,000

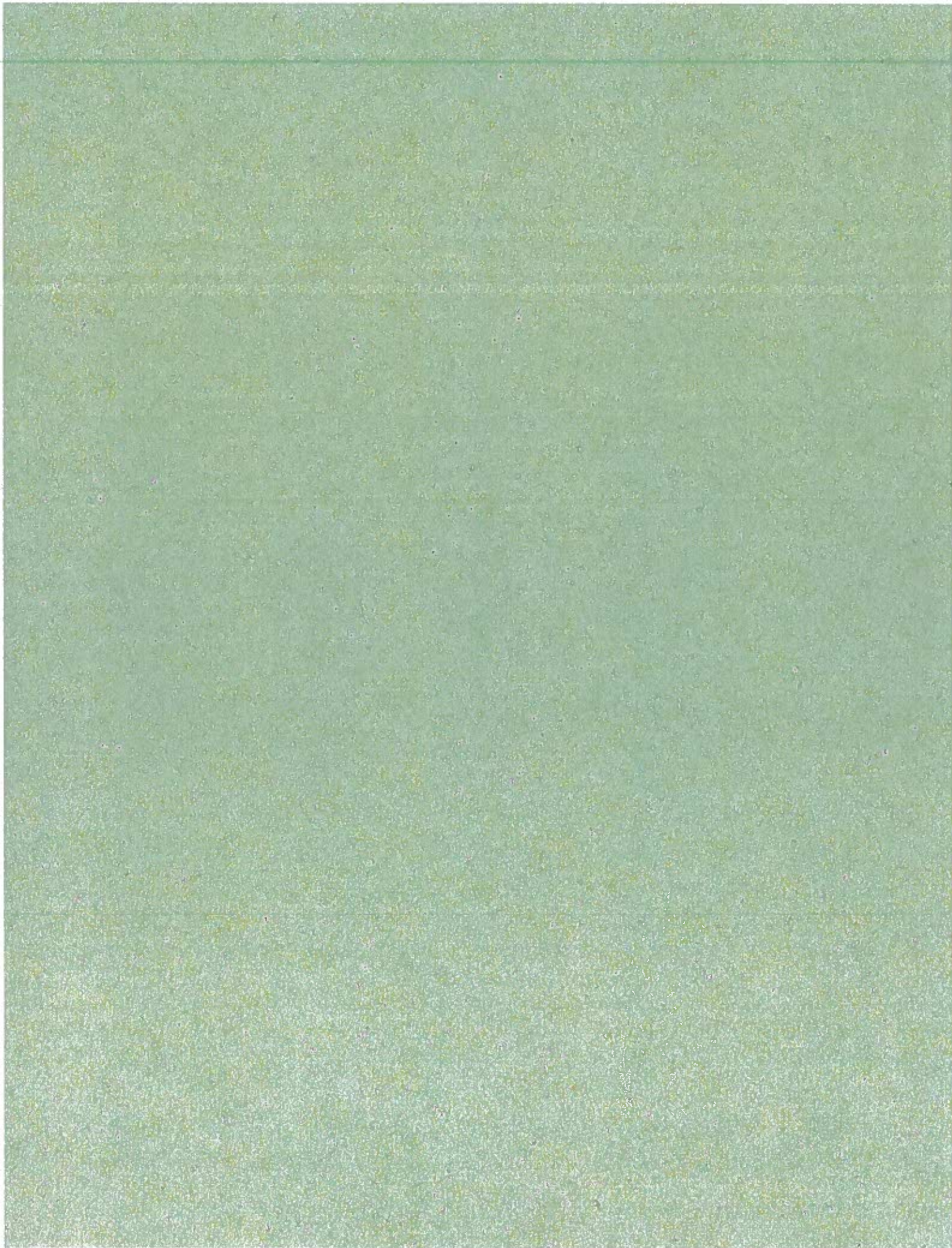
County Type:
Other

Statutory Minimum Wage Requirements:

Base hourly wage: \$10.88
Total hourly compensation: \$12.51


Special Conditions: None

Modifications since preliminary approval? No



MEMORANDUM

TO: KEDFA Board Members

FROM: Kylee D. Palmer 
Incentive Administration Division

DATE: December 12, 2019

SUBJECT: KEDFA Loan Modification
GPEDC, Inc. (Greater Paducah Economic Development Council)
McCracken County, KY

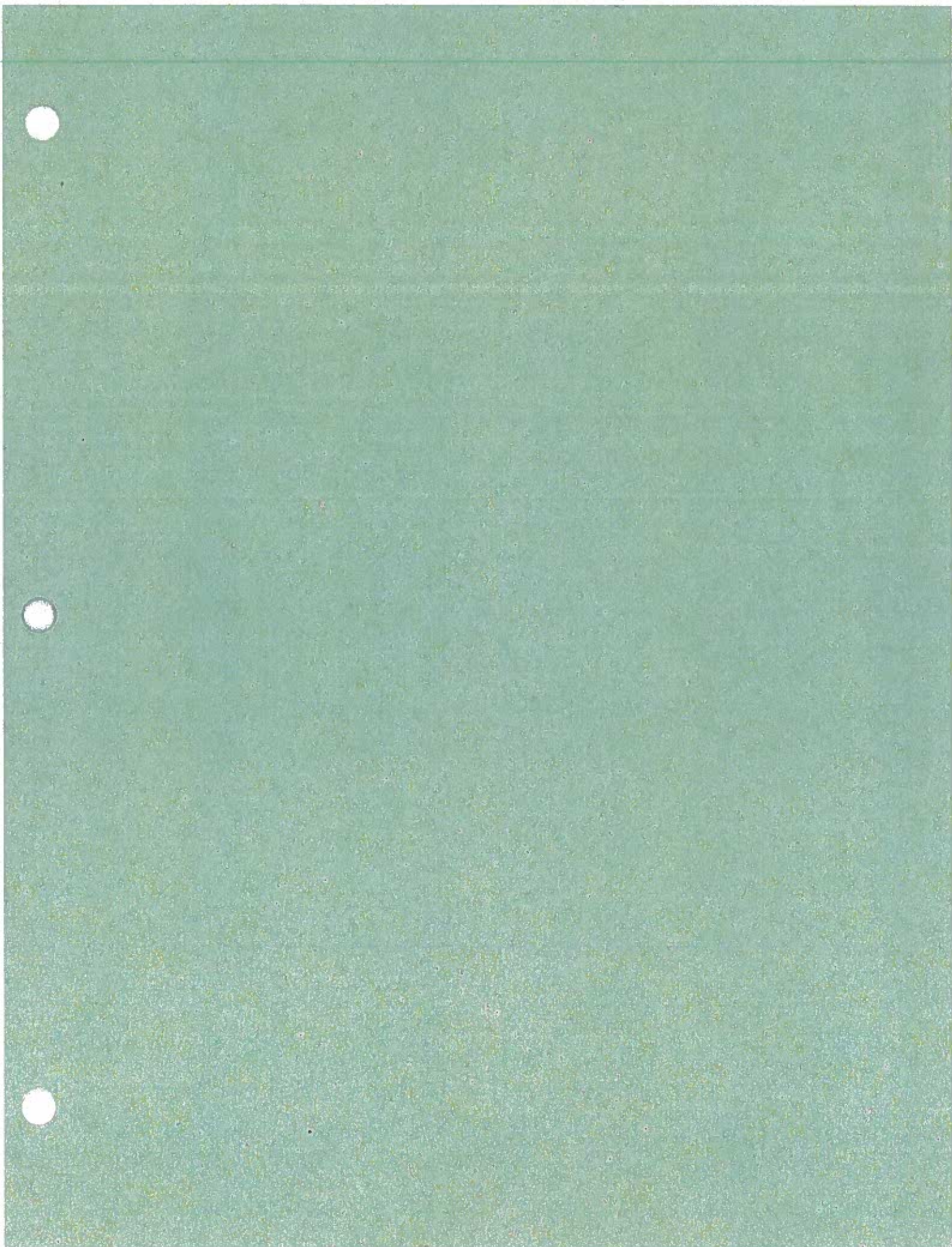
On December 14, 1992, KEDFA closed a loan with this industrial authority to finance the purchase of 362.5 acres for an Information Age Park in Paducah. The original loan was \$3,500,000 with 2% interest paid quarterly and a maturity date of December 14, 2002. KEDFA security is a first mortgage on the acreage and terms included principal repayment from land sales at a 77% release price. The loan has been modified and extended several times since 2002.

In December of 2013, KEDFA approved a request to extend the maturity date for five years to December 31, 2018 and to increase principal payments to \$1,500 per month. The GPEDC has made additional principal payments as land has sold.

In December of 2018, KEDFA approved a time extension for twelve months to allow GPEDC to restructure. Security for the loan continues to be a first mortgage on the remaining lots in the park and all other repayment terms from lot sales remain the same.

The GPEDC is requesting to extend the term of the loan for five years and increase the monthly principal payments to \$2,500 with interest due quarterly. The current principal balance is \$1,554,875. Approximately 185 acres (35 lots) remain in inventory with an estimated value of \$6.47 million (24% LTV).

Staff recommends approval to extend the maturity date to December 31, 2024 and increase principal payments to \$2,500 monthly.



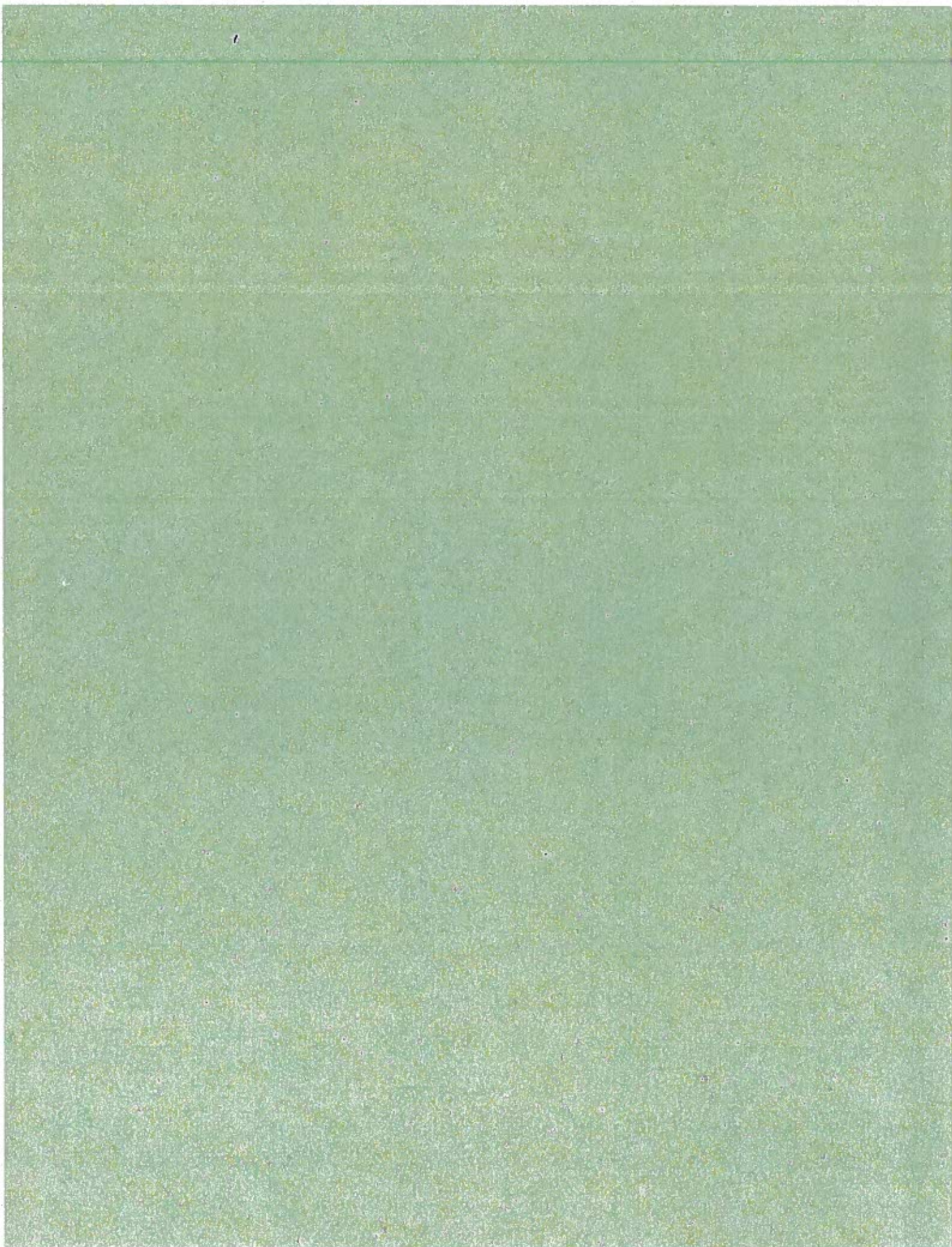
MEMORANDUM

TO: KEDFA Board Members
FROM: Kylee Palmer *KP*
Department for Financial Services
DATE: December 12, 2019
SUBJECT: IEIA Extension

The following company previously received IEIA preliminary approval and is requesting approval of a time extension:

Company	County	Extension
Delta Natural Gas Company, Inc.	Madison	12 month

Staff recommends approval to December 31, 2020.



**Kentucky Small Business Tax Credit Projects
December 2019**

Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
Amaroo Farm, LLC	Fayette	0	3	\$12.50	\$20,407	\$10,500
A Professional Tree Service, Inc.	Fayette	2	4	\$16.38	\$48,000	\$14,000
Automated Living LLC	Jefferson	1	1	\$15.50	\$11,000	\$3,500
Babcon Inc.	Madison	39	3	\$12.67	\$25,062	\$7,500
Blacksmith Iron Works II LLC	Jefferson	7	3	\$24.96	\$13,429	\$10,500
Bluegrass Bean Counter, PLLC	Scott	1	1	\$18.27	\$5,186	\$3,500
BMI Pallets, LLC	Marshall	6	1	\$15.00	\$36,250	\$3,500
Brett Construction Co.	Fayette	40	3	\$32.71	\$41,900	\$10,500
Broker House Lending, LLC	Jefferson	3	2	\$17.96	\$21,467	\$7,000
C2 Strategic Communications LLC	Jefferson	7	3	\$29.37	\$15,611	\$10,500
Clarkland Farm, LLC	Fayette	2	4	\$13.46	\$41,221	\$14,000
Copes and Lenihan Dental Care, P.S.C.	Pendleton	1	1	\$32.15	\$5,613	\$3,500
D and D Electric Company	Jessamine	18	3	\$16.42	\$70,900	\$10,500
Diversified Metals LLC	Jefferson	0	7	\$29.21	\$39,963	\$24,500
Elkins Waste Services, Inc.	Greenup	18	8	\$17.10	\$28,500	\$25,000
Emma Justine Salon Ltd. Co.	Jefferson	0	4	\$17.38	\$14,110	\$14,000
Epiphany Foam Insulation, LLC	Woodford	5	3	\$18.82	\$14,500	\$10,500
Equine Medical Associates, P.S.C.	Fayette	18	6	\$25.26	\$36,500	\$21,000
Foley Machinery Movers & Riggers, LLC	Bourbon	7	1	\$19.00	\$9,500	\$3,500

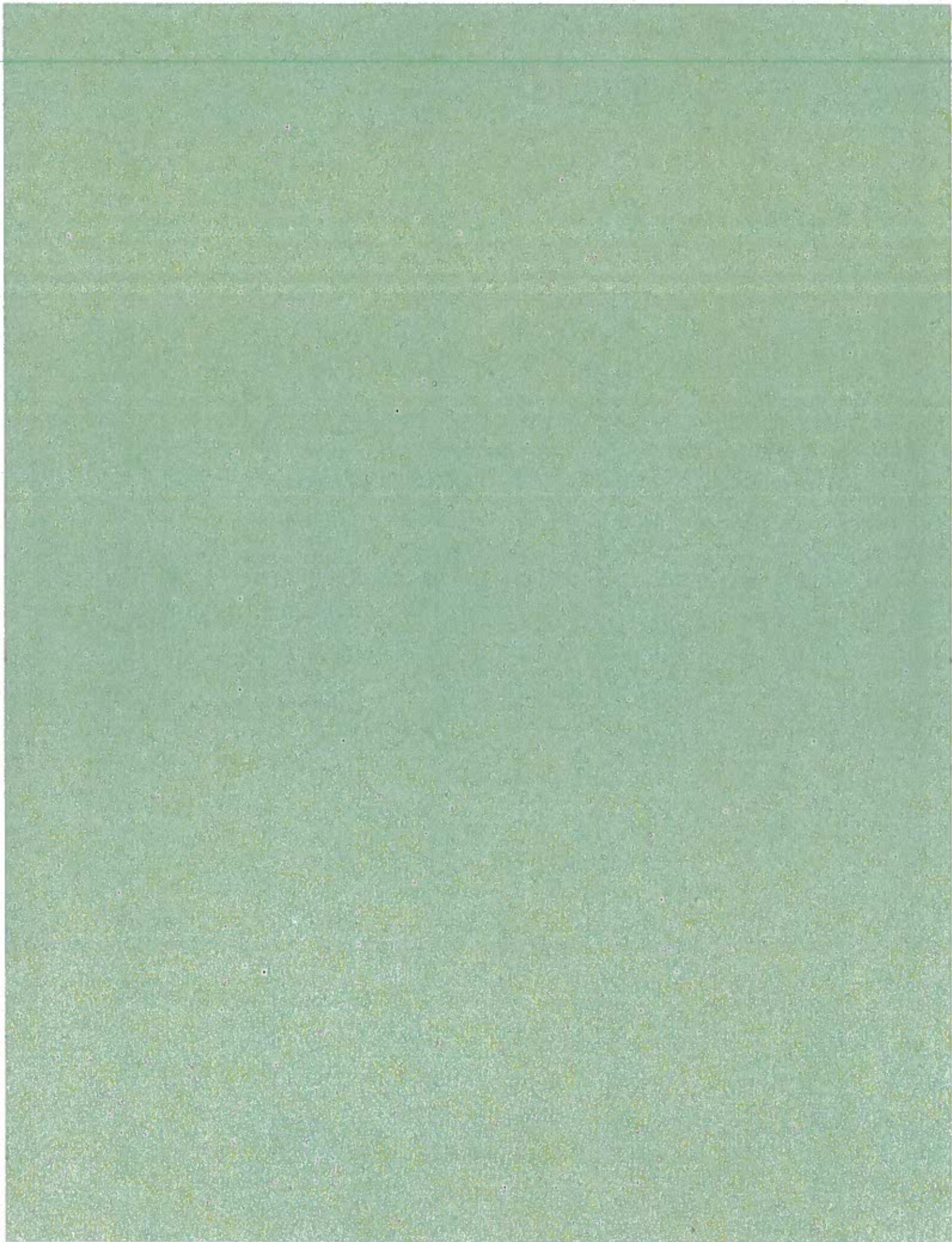
Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
Hensley & Throneberry, PLLC	Warren	7	2	\$19.51	\$8,406	\$7,000
Hinkle Enviromental Services, LLC	Bourbon	22	6	\$23.47	\$131,777	\$21,000
Hinkle Holding Company, LLC	Bourbon	4	1	\$31.25	\$5,805	\$3,500
Innovative Access Solutions, LLC	Grayson	7	2	\$22.14	\$7,154	\$7,000
Integrated Engineering, PLLC	Fayette	22	3	\$59.43	\$30,096	\$10,500
IT Supply Solutions LLC	Kenton	15	1	\$19.00	\$8,997	\$3,500
J.C. Services, LLC	Jefferson	11	5	\$18.70	\$18,600	\$17,500
Janson Communications, LLC	Boyd	18	2	\$18.75	\$37,182	\$7,000
JRA, Inc.	Fayette	27	2	\$31.26	\$8,146	\$7,000
JR Buck Industries, LLC	Fayette	13	2	\$15.00	\$5,081	\$5,000
Kentucky Machinery Company, LLC	Madison	5	1	\$11.50	\$43,500	\$3,500
Kentucky Skin Cancer Center, PLLC	Warren	0	3	\$21.67	\$47,405	\$10,500
Kertis Creative, LLC	Jefferson	20	5	\$23.03	\$18,247	\$17,500
Kinemetrix Industrial Design, Inc.	Fayette	19	3	\$41.67	\$18,602	\$10,500
Kinthead & Stilz, PLLC	Fayette	17	2	\$25.50	\$7,754	\$7,000
Laswell Electric Company, Inc.	Jefferson	8	3	\$25.77	\$22,846	\$10,500
Lexington Behavioral Medicine, PLLC	Fayette	2	1	\$28.26	\$5,001	\$3,500
Liberty Ranch Rehabilitation Center, LLC	Casey	9	2	\$22.55	\$6,363	\$6,300
Marrillia Interests, LLC	Fayette	17	3	\$35.02	\$24,859	\$10,500
Mc Afee Mowing and Landscaping, Inc.	Boyle	3	3	\$14.00	\$17,339	\$10,500

Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
McDaniel Financial Services, PLLC	Boyle	5	2	\$25.00	\$7,037	\$7,000
Middleground Management, LP	Fayette	0	5	\$125.70	\$27,248	\$17,500
Midsouth Rentals, LLC	Daviess	21	5	\$19.26	\$23,500	\$17,500
Mindsight, PLLC	Pulaski	6	3	\$17.17	\$16,907	\$10,500
Northern Kentucky Home Health Care, LLC	Kenton	8	6	\$12.94	\$26,250	\$21,000
On Time Finance, LLC	Jefferson	36	1	\$14.00	\$10,115	\$3,500
Orb Technologies, LLC	Fayette	0	1	\$23.00	\$5,190	\$3,500
OrthoSource, LLC	Fayette	0	7	\$46.90	\$25,749	\$24,500
Ron Dennis Lumber and Post, LLC	Woodford	0	5	\$19.20	\$27,500	\$17,500
Site-Safe Products, LLC	Grayson	17	4	\$20.00	\$60,647	\$14,000
Solid Rock Excavating, LLC	Boone	4	1	\$22.00	\$69,500	\$3,500
Tates Creek Dental, PSC	Fayette	8	4	\$23.70	\$38,424	\$14,000
Technical Horizons, PLLC	Fayette	1	5	\$32.14	\$15,904	\$15,900
Tellennium, Inc.	Bullitt	34	3	\$27.33	\$12,413	\$10,500
The Kentucky Life, Inc	Fayette	0	4	\$21.88	\$14,103	\$14,000
Thermal Equipment Sales, Inc.	Fayette	27	1	\$21.50	\$16,185	\$3,500
Traughber Mechanical Services, Inc.	Simpson	28	6	\$20.10	\$18,428	\$18,400
Tri Five, LLC	Fayette	11	7	\$13.80	\$32,148	\$24,500
Versailles Independent Pharmacy Inc	Woodford	3	1	\$60.72	\$5,276	\$3,500
Western Crane Service, Inc.	Warren	32	6	\$22.96	\$188,432	\$21,000

Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
Wiley Electrical Contractor, LLC	Lincoln	1	1	\$24.00	\$6,990	\$3,500
Winner's Circle Painting, LLC	Jessamine	12	5	\$22.34	\$27,065	\$17,500
61	22		196	Total	\$1,647,290	\$673,100

Note: The tax credit amount will be equal to \$3,500 per eligible position, not to exceed the purchase price of qualifying equipment or technology, with a maximum income tax credit of \$25,000 per company for each calendar year. Per KRS 154.60-020, the maximum amount of credits that may be committed in each state fiscal year shall be capped at \$3,000,000.

Credit Limit	\$3,000,000
Current FY Projected/ Approved Credits	\$1,015,700
Remaining Credits	\$1,984,300



**Kentucky Economic Development Finance Authority
2020 Board Meeting Schedule**

LOCATION Cabinet for Economic Development
Board of Directors Conference Room
300 West Broadway
Frankfort, Kentucky

DAY Last Thursday of Each Month

TIME 10:00 a.m. Eastern

2020

MONTH	DAY
JAN	30
FEB	27
MAR	26
APR	30
MAY	28
JUN	25
JUL	30
AUG	27
SEP	24
OCT	29
NOV	Due to holidays, the November and December meetings may be combined and held in December. Date TBD
DEC	